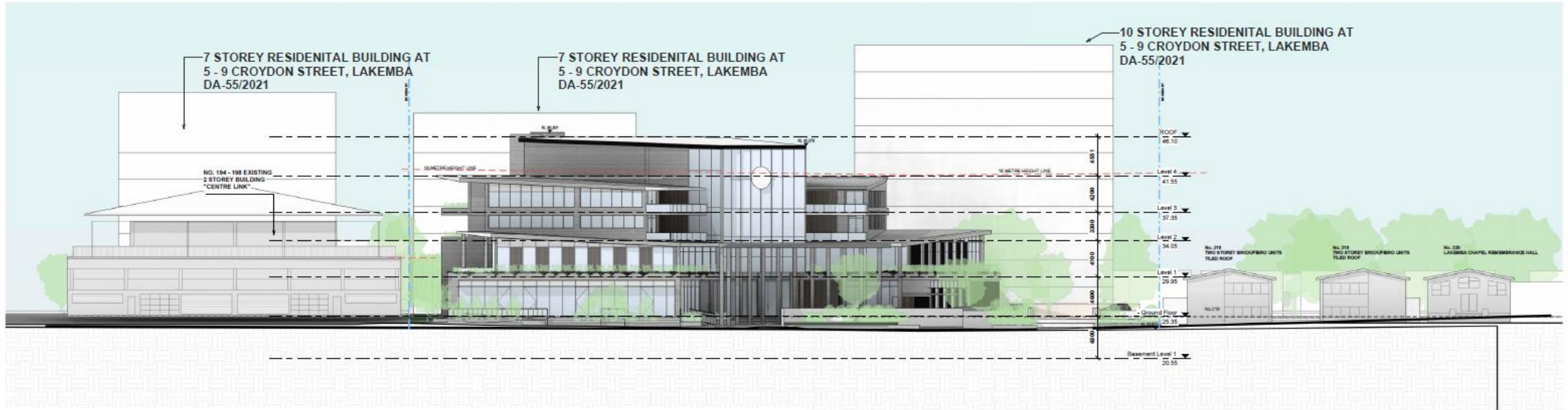


The Greek Orthodox Community of NSW

206-214 Lakemba Street, Lakemba NSW



206-214 Lakemba Street, Lakemba NSW
PROPOSED STREETSCAPE



SITE IMAGES



1. NEIGHBOURING BUILDING AT NO. 194 - 198 LAKEMBA ST, LAKEMBA.
2 STOREY BUILDING "CENTRE LINK"



2. NEIGHBOURING BUILDING AT NO. 216 - 218 LAKEMBA ST, LAKEMBA.
2 STOREY BUILDING BRICK FIBRO RESIDENTIAL UNITS



3. NEIGHBOURING BUILDING AT No. 220
LAKEMBA CHAPEL REMEMBRANCE HALL



SITE & CONTEXT ANALYSIS - CURRENT:

Neighbouring Developments

1. 5-7 Croydon Street Lakemba

Neighbouring development to the rear of subject site at 206 - 210 Lakemba Street, Lakemba

DA-55/2021

Construction of three residential flat buildings ranging from five to ten storeys with basement level car parking and open space areas and a new roadway to be dedicated to Council. Torrens title subdivision to create separate parcels for the laneway and the development site, and strata subdivision of the apartments

2. Lakemba Station Renewal

METRON Sydney Metro Development. Sydney Metro proposed Public Domain and Station Access Plan for improved station design, accessibility and interchange with other modes of transport. The new metro station at Lakemba will provide improved pedestrian and bicycle access



3. 2-26 Haldon Street, Lakemba

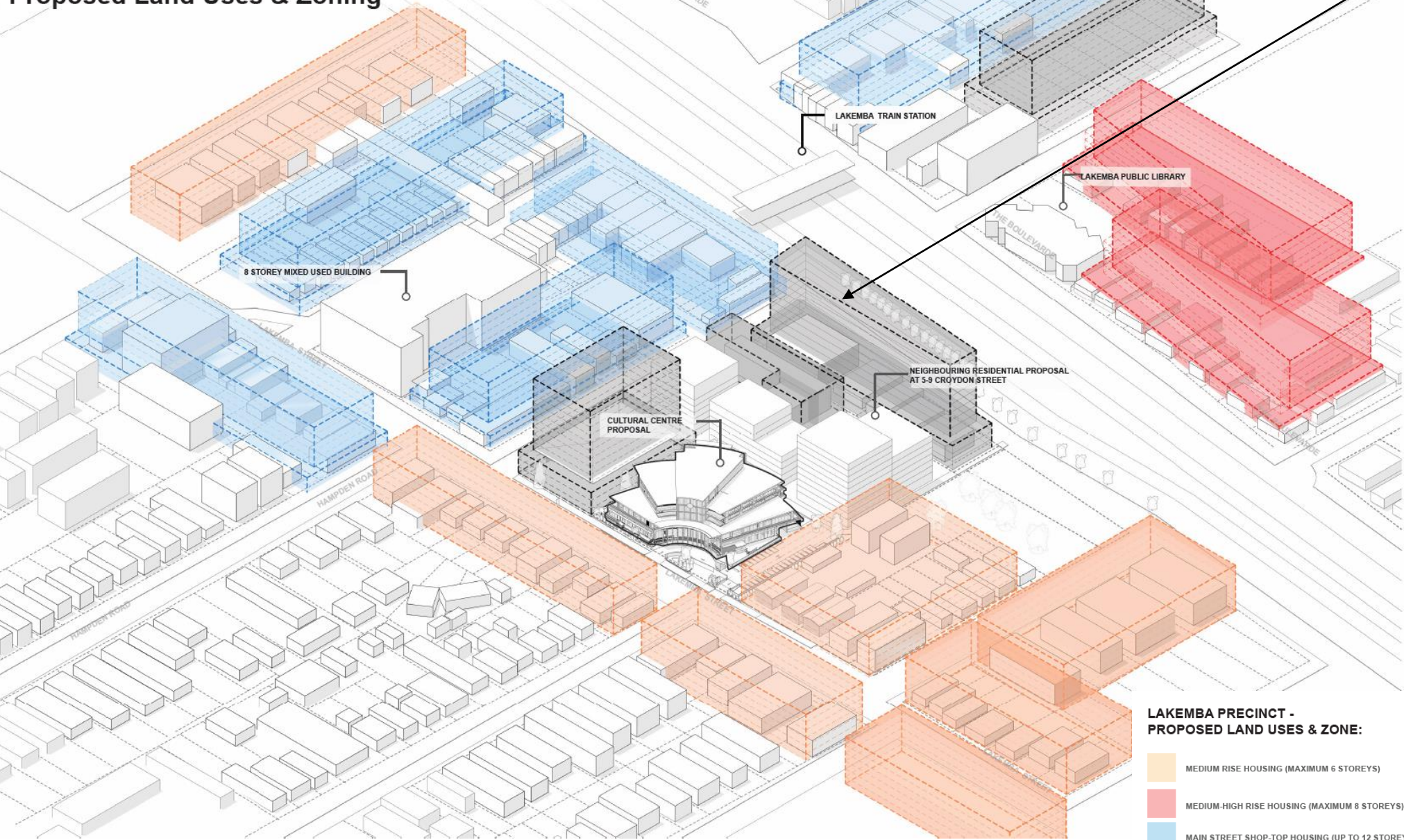
Eight (8) storey mixed use building with commercial ground floor, and residential units on top.



SCALE 1:1000

SITE & CONTEXT ANALYSIS - PROPOSED URBAN RENEWAL

Proposed Land Uses & Zoning



**5-9 CROYDON STREET
LAKEMBA**

Construction of three residential flat buildings ranging from five to ten storeys with basement level car parking a new roadway to be dedicated to Council (144 residential units)

163 off-street car spaces being provided (including 14 accessible spaces:
a. 134 residential spaces
b. 29 residential visitor spaces

Calculations based on IHAP

FSR 2.0:1
SITE AREA 6,335 m2
MAXIMUM PERMISSIBLE GFA 12,670 m2

Calculations :SITE AREA 6,335 m2
GBA 15,017 m2
GFA 12,764 m2
NSA 10,850 m2
FSR 2.0:1

* SH+MP Assumptions:
GFA = 85% of GBA
NSA = 85% of GFA

**LAKEMBA PRECINCT -
PROPOSED LAND USES & ZONE:**

- MEDIUM RISE HOUSING (MAXIMUM 6 STOREYS)
- MEDIUM-HIGH RISE HOUSING (MAXIMUM 8 STOREYS)
- MAIN STREET SHOP-TOP HOUSING (UP TO 12 STOREYS)
- HIGH RISE (UP TO 12 STOREYS)



206-214 Lakemba Street, Lakemba NSW

BASEMENT 1

COMPLIANCE & SITE INFORMATION:

LGA. CANTERBURY-BANKSTOWN COUNCIL
DA NO.

SITE DETAILS

STREET ADDRESS 206-214 LAKEMBA STREET, LAKEMBA
LOT NUMBER 1, B, B, 2, A, B, 1
DP NUMBER DP 601048, DP 359878, DP 356540, DP16610, DP 369191, DP 369191, DP 9727
ZONING B2 LOCAL CENTRE
BUILDING CLASS CLASS 5 & 6
BUILDING HEIGHT LIMIT 18M
HERITAGE AREA N/A
ACID SULPHATE AREA N/A
SITE AREA 5119M²

PROPOSED CAR PARKING:

- PROPOSED GROUND CAR SPACES
 - 26 CAR SPACES
 - 2 X ACCESSIBLE PARKING
 - 24 X RESIDENTIAL PARKING
 - ***** REFER TO TRAFFIC REPORT PREPARED BY TTPP TRANSPORT PLANNING PTY LTD*****
- PROPOSED BASEMENT 1 CAR SPACES
 - 48 CAR SPACES
 - 4 X ACCESSIBLE PARKING
 - 44 X RESIDENTIAL PARKING
 - ***** REFER TO TRAFFIC REPORT PREPARED BY TTPP TRANSPORT PLANNING PTY LTD*****
- PROPOSED BASEMENT 2 CAR SPACES
 - 54 CAR SPACES
 - 3 X ACCESSIBLE PARKING
 - 51 X RESIDENTIAL PARKING
 - ***** REFER TO TRAFFIC REPORT PREPARED BY TTPP TRANSPORT PLANNING PTY LTD*****
- TOTAL PROPOSED CAR PARKING:**
 - 128 CAR SPACES
 - 18 X MOTORCYCLE SPACES
 - 36 X BICYCLE SPACES
 - ***** REFER TO TRAFFIC REPORT PREPARED BY TTPP TRANSPORT PLANNING PTY LTD*****

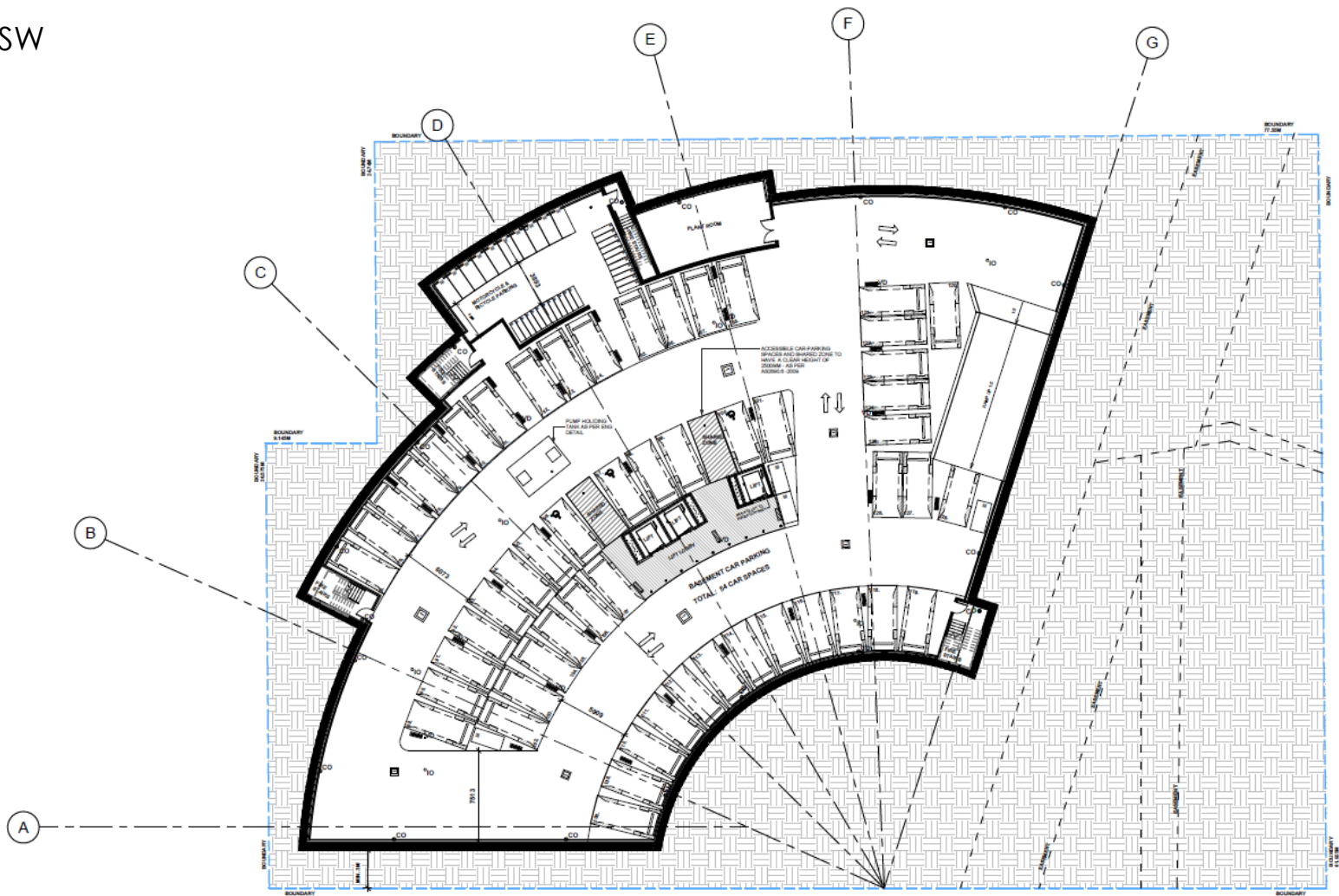
Table 4.2: Car Parking Assessment

Land Use	Size	Parking Requirement Rate	Minimum Parking Requirement
Retail	317 m ²	1 space per 33m ² GFA	10
Theatre	350 persons	1 space per 3 seats	117
Function Room	711 m ² / 200 persons	1 space per 3 seats	67
Reception Lounge	462 m ² / 250 persons	1 space per 3 seats	0 (see note)
Bar and Games Room	231 m ²	1 space per 30m ² GFA	8
Office	382 m ²	1 space per 60m ² GFA	6
Restaurant	412 m ²	1 space per 30m ² GFA	14
Total			221
20% Multi-Purpose Reduction Factor			-44
Existing Parking Credits			-52
Total incl.			125

Note: 83 spaces are required for the reception lounge. However, as the reception lounge and theatre are not permitted to operate at the same time, the reception lounge and theatre will share parking.

Table 4.1: Car Parking Assessment – Existing Site

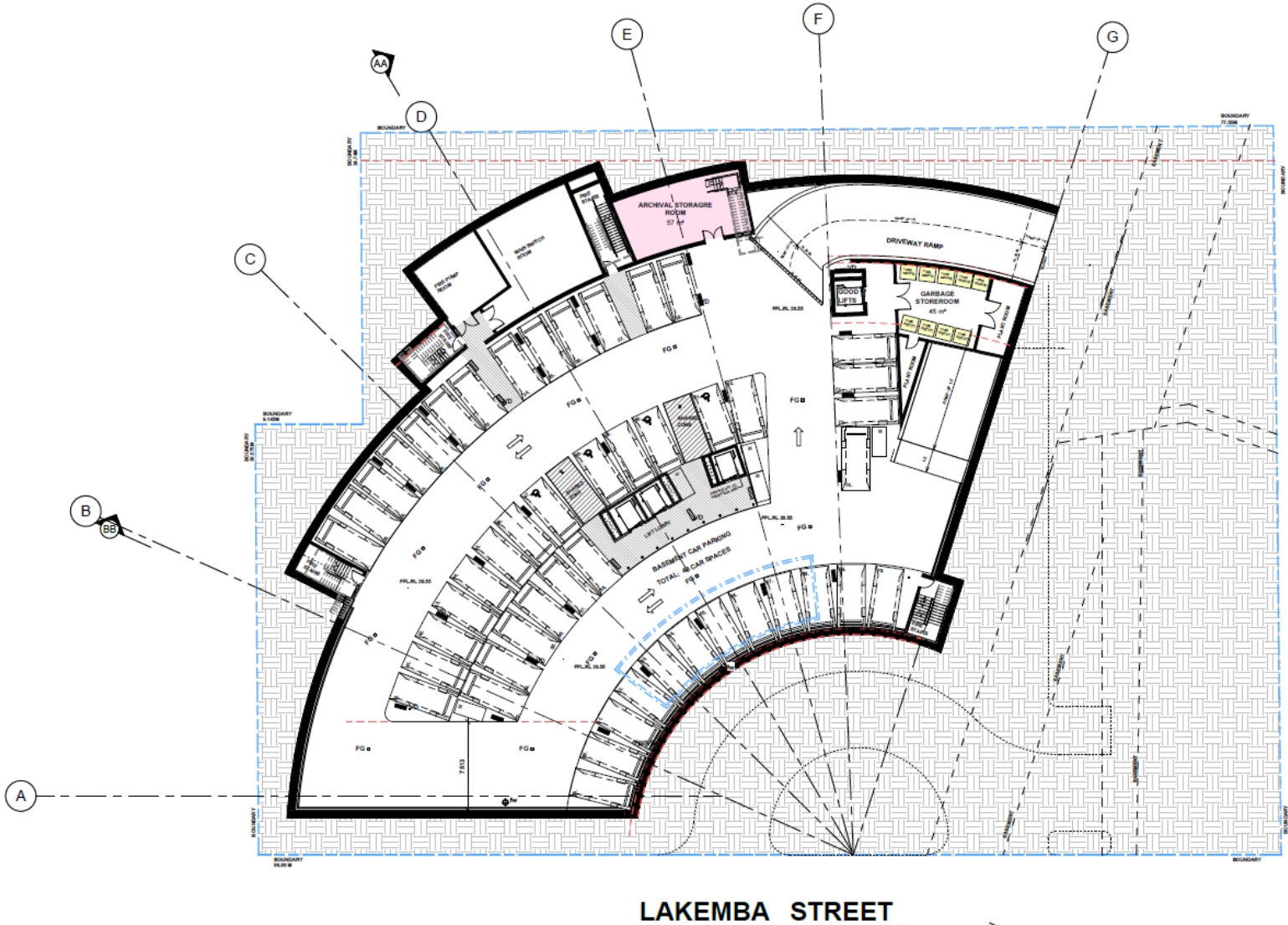
Land Use	Size	Parking Requirement Rate	Minimum Parking Requirement
Members Lounge / Bar	206 m ²	1 space per 30m ² GFA	7
Function Room	295 m ² / 245 persons	1 space per 3 seats	82
Office	163 m ²	1 space per 60m ² GFA	3
Restaurant	61 m ²	1 space per 30m ² GFA	2
Total			93



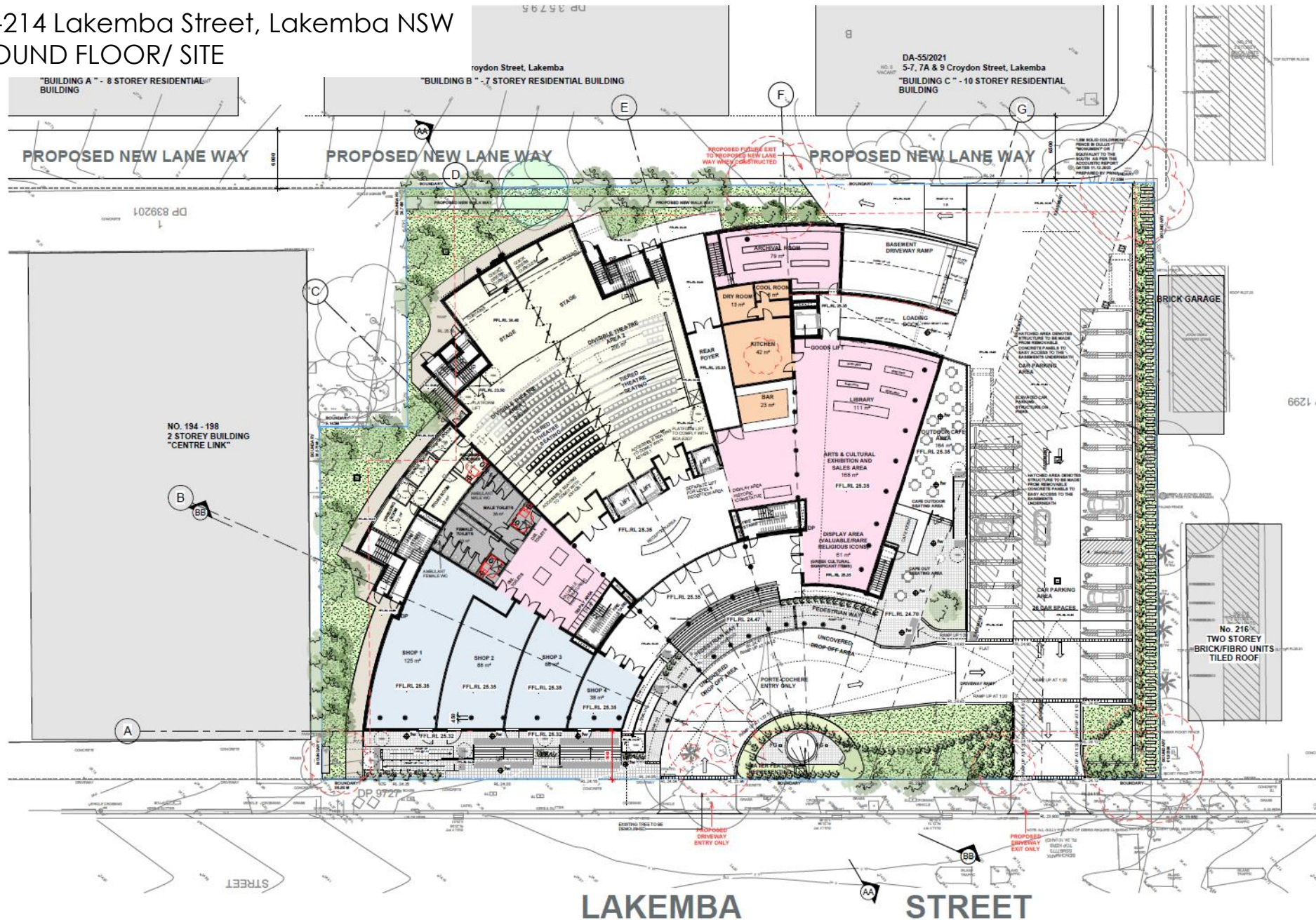
LAKEMBA STREET



206-214 Lakemba Street, Lakemba NSW
BASEMENT 2



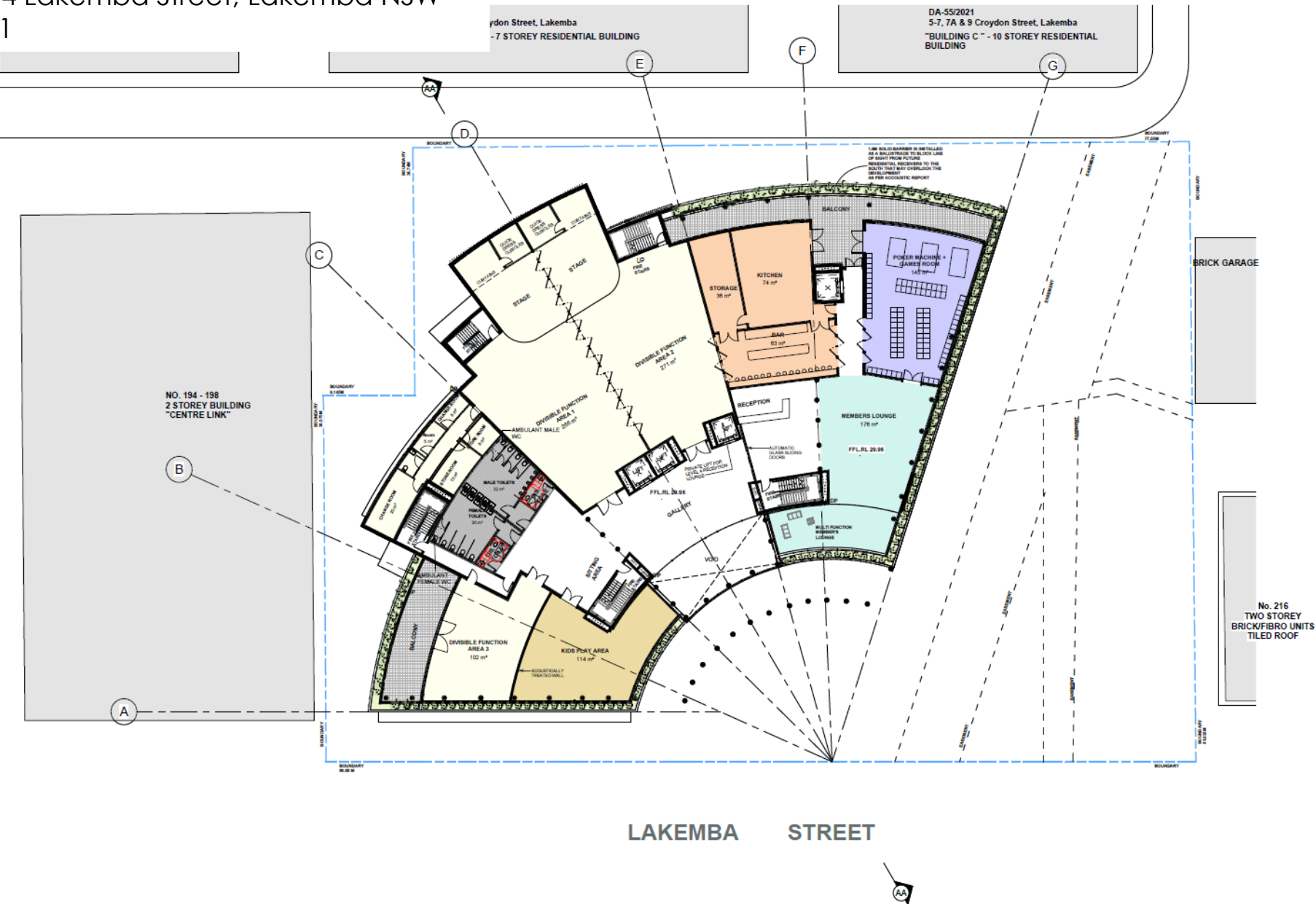
206-214 Lakemba Street, Lakemba NSW
GROUND FLOOR/ SITE



AREAS LEGEND:	
■	DENOTES PROPOSED <u>COMMERCIAL/RETAIL</u> AREA
■	DENOTES PROPOSED <u>POKER/GAMES ROOM</u> AREA
■	DENOTES PROPOSED <u>ART & CULTURAL EXHIBITION & SALES AREA</u>
■	DENOTES PROPOSED <u>OFFICE/MEETING ROOM</u> AREA
■	DENOTES PROPOSED <u>KITCHEN & BAR AREAS</u>
■	DENOTES PROPOSED <u>THEATRE/FUNCTION</u> AREA
■	DENOTES PROPOSED <u>TOILET/MEET AREA</u>
■	DENOTES PROPOSED <u>MEMBER'S LOUNGE</u> AREA
■	DENOTES PROPOSED <u>KID'S PLAY AREA</u>
■	DENOTES PROPOSED <u>RESTAURANT AREA</u>
SCHEDULE OF AREAS (LETTABLE):	
GROUND FLOOR:	
• <u>COMMERCIAL/SHOPS (LETTABLE AREA)</u>	
Shop 1 = 125 m ²	
Shop 2 = 85 m ²	
Shop 3 = 450 m ²	
Shop 4 = 38 m ²	
Total Commercial/Shop area = 517 m ²	
• <u>THEATRE (LETTABLE AREA)</u>	
Divisible Theatre Area 1 = 230 m ²	
Divisible Theatre Area 2 = 230 m ²	
Theatre Dressing Room Areas = 83m ²	
Total Theatre Area = 572m ²	
• <u>BAR (LETTABLE AREA)</u> = 25 m ²	
• <u>KITCHEN (LETTABLE AREA)</u> = 42 + 13 + 6 + 81 m ²	
TOTAL LETTABLE AREA ON GROUND FLOOR = 975 m ²	
LEVEL 1:	
• <u>FUNCTION (LETTABLE AREA)</u>	
Divisible Function Area 1 = 205 m ²	
Divisible Function Area 2 = 271m ²	
Divisible Function Area 3 = 102 m ²	
Theatre Dressing Room Areas = 72 m ²	
Total Function Area (Lettable) = 711 m ²	
• <u>POKER MACHINE & GAMES ROOM (LETTABLE AREA)</u> = 145 m ²	
• <u>BAR (LETTABLE AREA)</u> = 63 m ²	
• <u>KITCHEN (LETTABLE AREA)</u> = 74 + 35 + 110 m ²	
• <u>KID'S PLAY AREA (LETTABLE AREA)</u> = 114m ²	
TOTAL LETTABLE AREA ON LEVEL 1 = 1143m ²	
LEVEL 2:	
<u>OFFICE ORTHODOX COMMUNITY USE ONLY:</u>	
• <u>TOTAL OFFICE SPACES</u> = 36 x 18 + 20 x 18 + 15 x 97 m ²	
• <u>MEETING ROOM</u> = 63 + 105 + 81 + 51 + 52 + 52 = 450m ²	
• <u>BOARD ROOM</u> = 45m ²	
• <u>PRESENTATION ROOM</u> = 28 m ²	
LEVEL 3:	
• <u>RESTAURANT (LETTABLE AREA)</u> = 412 m ²	
• <u>KITCHEN</u> = 52m ²	
• <u>TOTAL OFFICE AREAS (LETTABLE AREA)</u> = 385 m ²	
• <u>TOTAL MEETING ROOM AREAS (LETTABLE AREA)</u> = 110m ²	
TOTAL LETTABLE AREA ON LEVEL 3 = 859 m ²	
LEVEL 4:	
• <u>RECEPTION LOUNGE</u>	
• <u>RECEPTION AREA</u> = 462m ²	
• <u>STORAGE ROOM</u> = 27 m ²	
• <u>TOILETS</u> = 22 + 18 + 7 = 37m ²	
• <u>KITCHEN</u> = 53m ²	
• <u>INFORMAL LOUNGE/SITTING AREA</u> = 68m ²	
TOTAL LETTABLE AREAS ON LEVEL 4 = 547m ²	
TOTAL LETTABLE AREA PER FLOOR:	
GROUND FLOOR LETTABLE AREA = 975 m ²	
LEVEL 1 LETTABLE AREA = 1143m ²	
LEVEL 3 LETTABLE AREA = 859m ²	
LEVEL 4 LETTABLE AREA = 547m ²	
TOTAL LETTABLE AREA = 3522 m ² (50.2% OF GFA)	
TOTAL GROSS FLOOR AREA = 7252.1	



206-214 Lakemba Street, Lakemba NSW
LEVEL 1



206-214 Lakemba Street, Lakemba NSW
LEVEL 2



AREAS LEGEND:

- DENOTES PROPOSED COMMERCIAL/RETAIL AREA
- DENOTES PROPOSED POKER/GAMES ROOM AREA
- DENOTES PROPOSED ART & CULTURAL EXHIBITION & SALES AREA
- DENOTES PROPOSED OFFICE/MEETING ROOM AREA
- DENOTES PROPOSED KITCHEN & BAR AREAS
- DENOTES PROPOSED THEATRE/FUNCTION AREA
- DENOTES PROPOSED TOILET/WET AREA
- DENOTES PROPOSED MEMBER'S LOUNGE AREA
- DENOTES PROPOSED KID'S PLAY AREA
- DENOTES PROPOSED RESTAURANT AREA

SCHEDULE OF AREAS (LETTABLE):

GROUND FLOOR:

COMMERCIAL SHOP (LETTABLE AREA)

- Shop 1 = 125 m²
- Shop 2 = 88 m²
- Shop 3 = 96 m²
- Shop 4 = 38 m²

Total Commercial/Shop area = 347 m²

THEATRE (LETTABLE AREA)

- Divisible Theatre Area 1 = 250 m²
- Divisible Theatre Area 2 = 250 m²
- Theatre Dressing Room Area = 83m²

Total Theatre Area = 572m²

BAR (LETTABLE AREA) = 23 m²

KITCHEN (LETTABLE AREA) = 42 + 13 + 6 = 61 m²

TOTAL LETTABLE AREA ON GROUND FLOOR = 973 m²

LEVEL 1:

FUNCTION (LETTABLE AREA)

- Divisible Function Area 1 = 268 m²
- Divisible Function Area 2 = 277m²
- Divisible Function Area 3 = 102 m²
- Theatre Dressing Room Area = 72 m²

Total Function Area (Lettable) = 711 m²

POKER MACHINE & GAMER ROOM (LETTABLE AREA) = 145 m²

BAR (LETTABLE AREA) = 85 m²

KITCHEN (LETTABLE AREA) = 74 + 36 = 110 m²

KID'S PLAY AREA (LETTABLE AREA) = 114m²

TOTAL LETTABLE AREA ON LEVEL 1 = 1149m²

LEVEL 2:

GREEK ORTHODOX COMMUNITY USE ONLY:

TOTAL OFFICE SPACES = 38 + 8 + 20 + 18 + 15 = 91 m²

MEETING ROOM = 83 + 188 + 61 + 91 + 92 + 92 = 607m²

BOARD ROOM = 45m²

PRESIDENT ROOM = 24 m²

LEVEL 3:

RESTAURANT (LETTABLE AREA) = 412 m²

KITCHEN = 52m²

TOTAL OFFICE AREAS (LETTABLE AREA) = 285 m²

TOTAL MEETING ROOM AREAS (LETTABLE AREA) = 110m²

TOTAL LETTABLE AREA ON LEVEL 3 = 852 m²

LEVEL 4:

RECEPTION LOUNGE:

- RECEPTION AREA = 46m²
- STORAGE ROOM = 27 m²
- TOILETS = 22 + 18 + 7 = 37m²
- KITCHEN = 58m²

INFORMAL LOUNGE/SITTING AREA = 58m²

TOTAL LETTABLE AREAS ON LEVEL 4 = 847m²

TOTAL LETTABLE AREA PER FLOOR:

GROUND FLOOR LETTABLE AREA = 973 m²

LEVEL 1 LETTABLE AREA = 1149m²

LEVEL 3 LETTABLE AREA = 859m²

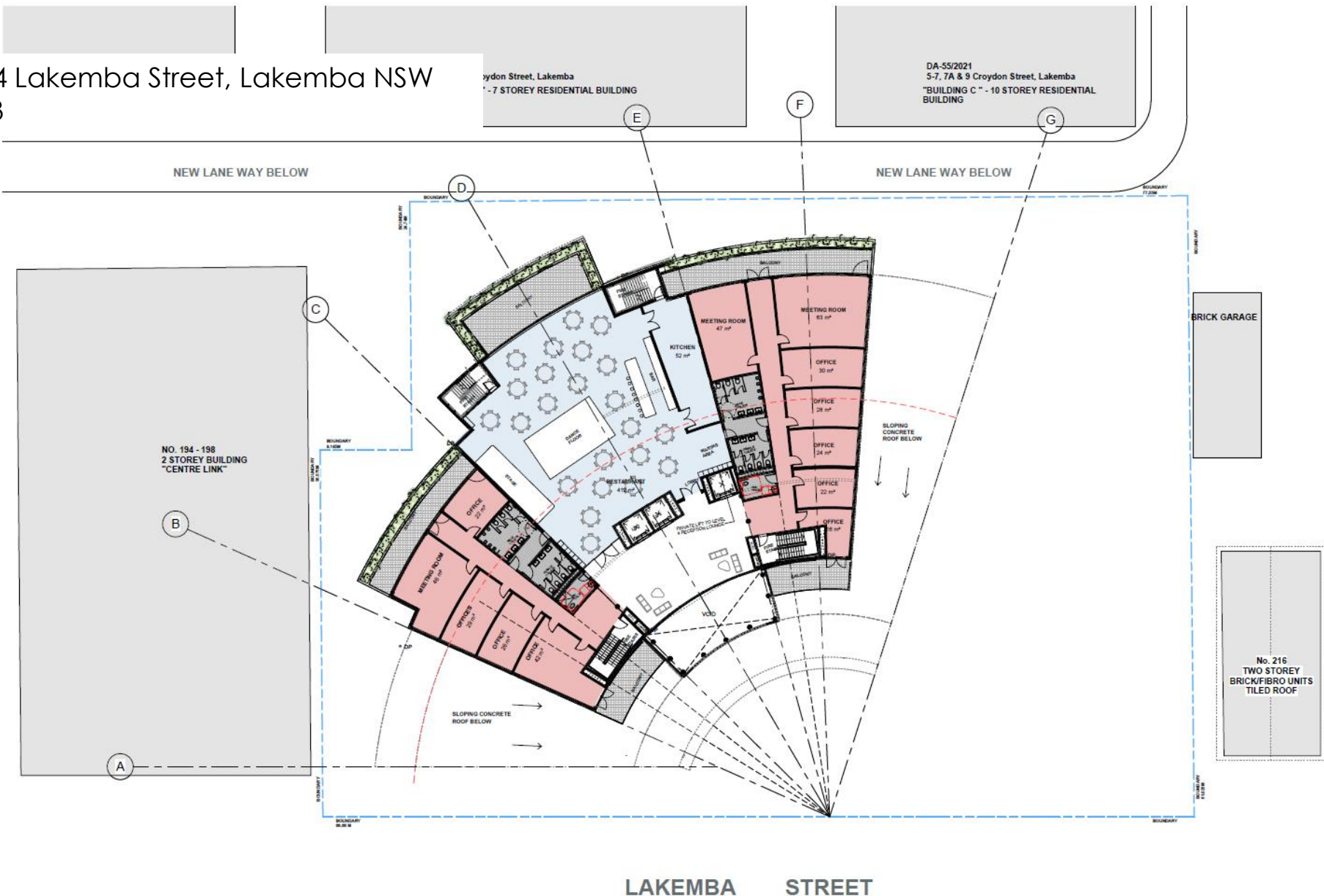
LEVEL 4 LETTABLE AREA = 847m²

TOTAL LETTABLE AREA = 3622 m² (50.2% OF GFA)

TOTAL GROSS FLOOR AREA = 7202.1



206-214 Lakemba Street, Lakemba NSW
LEVEL 3



AREAS LEGEND:

- DENOTES PROPOSED COMMERCIAL/RETAIL AREA
- DENOTES PROPOSED POKER/GAMES ROOM AREA
- DENOTES PROPOSED ART & CULTURAL EXHIBITION & SALES AREA
- DENOTES PROPOSED OFFICE/MEETING ROOM AREA
- DENOTES PROPOSED KITCHEN & BAR AREAS
- DENOTES PROPOSED THEATRE/FUNCTION AREA
- DENOTES PROPOSED TOILET/WET AREA
- DENOTES PROPOSED MEMBER'S LOUNGE AREA
- DENOTES PROPOSED KID'S PLAY AREA
- DENOTES PROPOSED RESTAURANT AREA

SCHEDULE OF AREAS (LETTABLE):

GROUND FLOOR:

- COMMERCIAL/SHOPS (LETTABLE AREA)
 - Shop 1 = 125 m²
 - Shop 2 = 88 m²
 - Shop 3 = 96 m²
 - Shop 4 = 36 m²

- THEATRE (LETTABLE AREA)
 - Divisible Theatre Area 1 = 250 m²
 - Divisible Theatre Area 2 = 288 m²
 - Theatre Dressing Room Area = 83 m²

- BAR (LETTABLE AREA) = 23 m²

- KITCHEN (LETTABLE AREA) = 42 + 13 + 5 = 60 m²

- TOTAL LETTABLE AREA ON GROUND FLOOR = 973 m²

LEVEL 1:

- FUNCTION (LETTABLE AREA)
 - Divisible Function Area 1 = 288 m²
 - Divisible Function Area 2 = 271 m²
 - Divisible Function Area 3 = 102 m²
 - Theatre Dressing Room Area = 72 m²

- POKER MACHINE & GAMERS ROOM (LETTABLE AREA) = 145 m²

- BAR (LETTABLE AREA) = 63 m²

- KITCHEN (LETTABLE AREA) = 74 + 36 = 110 m²

- KID'S PLAY AREA (LETTABLE AREA) = 114 m²

- TOTAL LETTABLE AREA ON LEVEL 1 = 1109 m²

LEVEL 2:

- GREEK ORTHODOX COMMUNITY USE ONLY:

- TOTAL OFFICE SPACES = 36 + 18 + 20 + 18 + 15 = 87 m²

- MEETING ROOM = 63 + 188 + 81 + 91 + 52 + 52 = 488 m²

- BOARD ROOM = 45 m²

- PRESIDENT ROOM = 28 m²

LEVEL 3:

- RESTAURANT (LETTABLE AREA) = 412 m²

- KITCHEN = 50 m²

- TOTAL OFFICE AREAS (LETTABLE AREA) = 285 m²

- TOTAL MEETING ROOM AREAS (LETTABLE AREA) = 110 m²

- TOTAL LETTABLE AREA ON LEVEL 3 = 858 m²

LEVEL 4:

- RECEPTION LOUNGE

- RECEPTION AREA = 45 m²

- STORAGE ROOM = 27 m²

- TOILETS = 22 + 18 + 7 = 37 m²

- KITCHEN = 50 m²

- INFORMAL LOUNGE/ SITTING AREA = 88 m²

- TOTAL LETTABLE AREAS ON LEVEL 4 = 847 m²

TOTAL LETTABLE AREA PER FLOOR:

- GROUND FLOOR LETTABLE AREA = 973 m²

- LEVEL 1 LETTABLE AREA = 1109 m²

- LEVEL 2 LETTABLE AREA = 858 m²

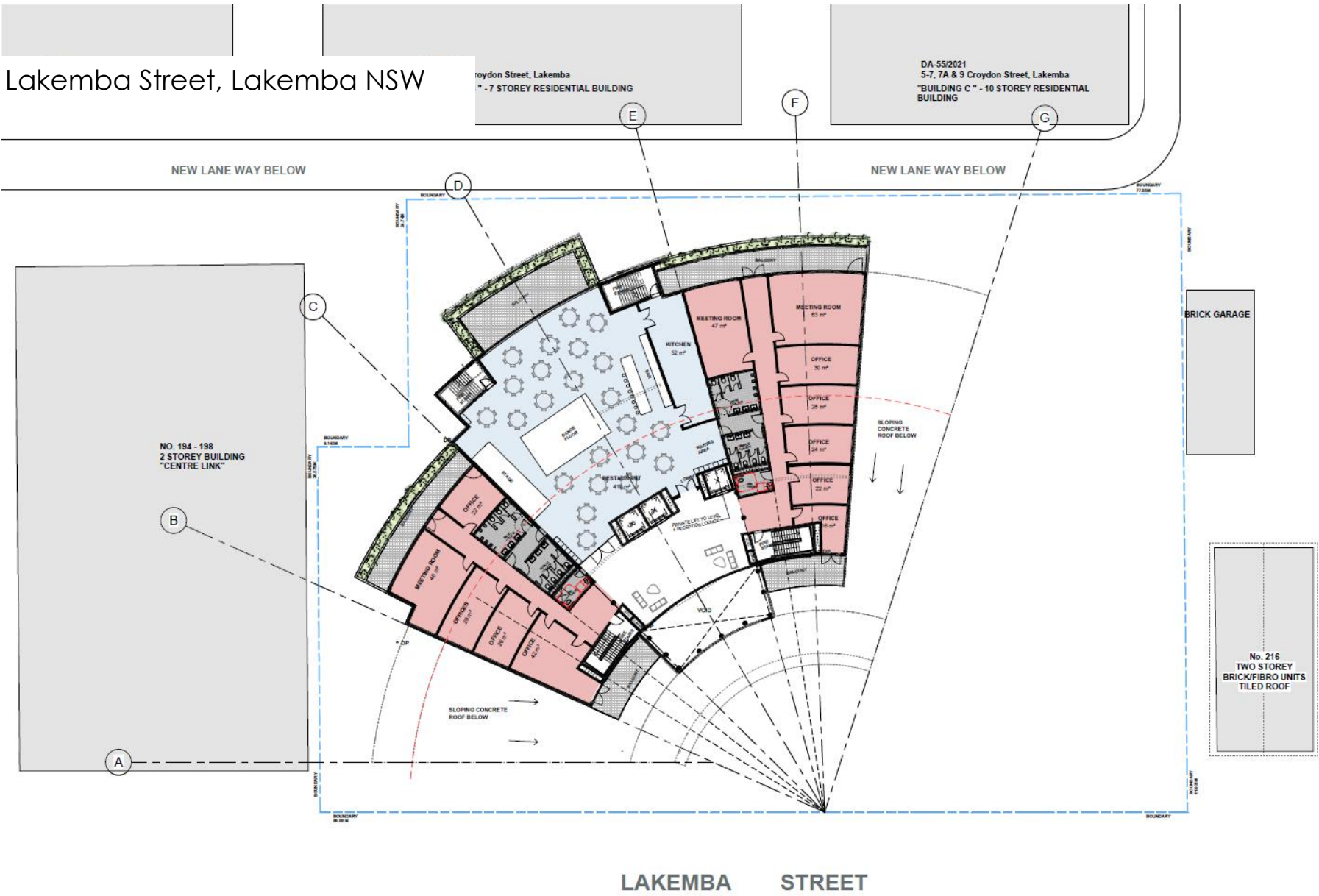
- LEVEL 4 LETTABLE AREA = 847 m²

- TOTAL LETTABLE AREA = 3622 m² (50.2% OF GFA)

- TOTAL GROSS FLOOR AREA = 7202.1



206-214 Lakemba Street, Lakemba NSW
LEVEL 4



- AREAS LEGEND:**
- DENOTES PROPOSED **COMMERCIAL/RETAIL** AREA
 - DENOTES PROPOSED **POKER/GAMES ROOM** AREA
 - DENOTES PROPOSED **ART & CULTURAL EXHIBITION & SALES AREA**
 - DENOTES PROPOSED **OFFICE/MEETING ROOM** AREA
 - DENOTES PROPOSED **KITCHEN & BAR AREAS**
 - DENOTES PROPOSED **THEATRE/FUNCTION** AREA
 - DENOTES PROPOSED **TOILET/WET AREA**
 - DENOTES PROPOSED **MEMBER'S LOUNGE AREA**
 - DENOTES PROPOSED **KID'S PLAY AREA**
 - DENOTES PROPOSED **RESTAURANT AREA**

SCHEDULE OF AREAS (LETTABLE):

GROUND FLOOR:	
• COMMERCIAL/SHOPS (LETTABLE AREA)	
Shop 1 = 125 m ²	
Shop 2 = 88 m ²	
Shop 3 = 95 m ²	
Shop 4 = 38 m ²	
Total Commercial/Shop area = 346 m ²	
• THEATRE (LETTABLE AREA)	
Disabling Theatre Area 1 = 250 m ²	
Disabling Theatre Area 2 = 250 m ²	
Theatre Dressing Room Areas = 63m ²	
Total Theatre Area = 563m ²	
• BAR (LETTABLE AREA) = 23 m ²	
• KITCHEN (LETTABLE AREA) = 42 + 13 + 5 = 60 m ²	
TOTAL LETTABLE AREA ON GROUND FLOOR = 972 m²	
LEVEL 1:	
• FUNCTION (LETTABLE AREA)	
Disabling Function Area 1 = 285 m ²	
Disabling Function Area 2 = 271 m ²	
Disabling Function Area 3 = 102 m ²	
Theatre Dressing Room Areas = 72 m ²	
Total Function Area (Lettable) = 730 m ²	
• POKER MACHINE & GAMES ROOM (LETTABLE AREA) = 145 m ²	
• BAR (LETTABLE AREA) = 63 m ²	
• KITCHEN (LETTABLE AREA) = 74 + 36 = 110 m ²	
• KID'S PLAY AREA (LETTABLE AREA) = 114m ²	
TOTAL LETTABLE AREA ON LEVEL 1 = 1143m²	
LEVEL 2:	
GREEK ORTHODOX COMMUNITY USE ONLY:	
• TOTAL OFFICE SPACES = 36 + 18 + 20 + 15 = 89 m ²	
• MEETING ROOM = 63 + 189 + 61 + 91 + 52 = 456 m ²	
• BOARD ROOM = 45m ²	
• PRESIDENT ROOM = 28 m ²	
LEVEL 3:	
• RESTAURANT (LETTABLE AREA) = 412 m ²	
• KITCHEN = 52m ²	
• TOTAL OFFICE AREAS (LETTABLE AREA) = 285 m ²	
• TOTAL MEETING ROOM AREAS (LETTABLE AREA) = 110m ²	
TOTAL LETTABLE AREA ON LEVEL 3 = 859 m²	
LEVEL 4:	
RECEPTION LOUNGE:	
- RECEPTION AREA = 460m ²	
- STORAGE ROOM = 27 m ²	
- TOILETS = 22 + 18 + 7 = 47 m ²	
- KITCHEN = 53m ²	
INFORMAL LOUNGE SITTING AREA = 88m ²	
TOTAL LETTABLE AREAS ON LEVEL 4 = 647m²	
TOTAL LETTABLE AREA PER FLOOR:	
GROUND FLOOR LETTABLE AREA = 973 m ²	
LEVEL 1 LETTABLE AREA = 1143m ²	
LEVEL 3 LETTABLE AREA = 859m ²	
LEVEL 4 LETTABLE AREA = 647m ²	
TOTAL LETTABLE AREA = 3622 m ² (50.2% OF GFA)	
TOTAL GROSS FLOOR AREA = 7292.1	



206-214 Lakemba Street, Lakemba NSW
SECTION

