

A Urban Design and Landscape Referral

To: Alice Pettini, Senior Town Planner
Natasha Parasiris, Town Planner
From: Bruno Pelucca, Senior Urban Designer
Rui Liu, Senior Landscape Architect
File Ref: **DA 30-2024**
Address: **206-214 Lakemba Street, Lakemba**
Date: 30 September 2024

Document reviewed:

240715 Arch Plan GOC_Lakemba_Architectural_Drawings_Amended_PAN-402805.pdf
240717 LA DPIE_PATHWAYION_540626_2024071919300820.pdf
240719 Arch Response DPIE_PATHWAYION_541154_2024072217300401.pdf
2407016 LA Response DPIE_PATHWAYION_540625_2024071919250234.pdf

Summary of Recommendations: **Not supported**

After extensive review, Council recommends **not supporting** the current proposal for the Greek Orthodox Community Centre, given its significance in shaping the future desired character of Lakemba and the risk of setting a poor precedent.

The proposal has been reviewed twice by the Design Review Panel and three times by Council's officers. However, it still fails to comply with several key controls, lacks fundamental information, contains incomplete and uncoordinated details and plans, and has not sufficiently addressed the feedback provided in previous reviews.

The proposal struggles to meet several basic controls across multiple design aspects, falling short of the design excellence required by [CBLEP 2023 clause 6.15](#). Key issues include:

- Poor interface with the public domain and lack of contextual connection.
- Predominance of vehicular traffic throughout the site, limiting activation.
- Overshadowing, as well as acoustic and visual impacts on the adjacent residential development.
- Inefficient internal layout and space utilisation.
- Poorly considered vertical connections within the building.
- Uncoordinated structural elements and building services.
- Insufficient information on proposed façade finishes and material choices.
- Insufficient sustainability measures and landscape design.

Further details are provided in the table below.


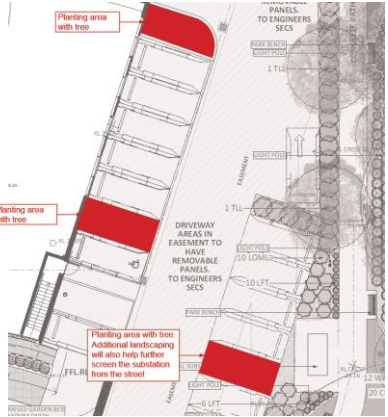
Council raised issues (April/June 2024)	Applicant response (July 2024)	Council comments (September 2024)
1 – Relationship with neighbouring sites		
The proposal does not demonstrate how the development relates to the local context and articulates its design intents and philosophy.	No updated urban design analysis has been provided.	Not addressed Previous comments remain unresolved.
The proposal lacks information to illustrate how the development design responds to the “Connecting with Country” guidelines promoted by the GANSW.	The proposal provides an acknowledgement to Country Plaque, a landscape design on Lakemba St with native plants, and the retention of a native tree (n.18) is proposed.	Partially addressed Council acknowledges and welcomes the proposed retention of native tree n.18 and the use of native plants. However, an acknowledgement to Country Plaque, without an active and proper engagement with First Nations people, is not sufficient to respond to the GANSW guidelines.
<p>The Applicant should consider alternative design solutions and properly address the following aspects:</p> <ul style="list-style-type: none"> The public interface with the adjoining properties to achieve the site-specific DCP objectives in terms of connection, streetscape, activation, and accessibility. Pedestrian and vehicle circulation and parking, traffic separation, site permeability, accessibility, and safety issues. 	No alternative built form design solutions have been considered.	Not addressed Previous comments remain unresolved. Additionally, the removal of the outdoor café area facing the pedestrian link, and replacing it with a car park, is not supported as it further diminishes the desired and required activation of this frontage.
The analysis findings should inform a set of clear urban design and architectural principles and strategies aligned with site-specific DCPs (11.4 Croydon Street Precinct Lakemba and 7.3 City East) and should demonstrate how the development achieves design excellence as mandated by CBLEP 2023 clause 6.15.	No amended plans.	Not addressed Previous comments remain unresolved.

Council raised issues (April/June 2024)	Applicant response (July 2024)	Council comments (September 2024)
2 – Bulk, massing and modulation		
The proposal exceeds the maximum building height allowed by 3.15 meters without sufficient justification or providing information on its potential impacts on neighbouring properties and the public domain in terms of overshadowing, visual bulk, and scale to facilitate a proper assessment.	The proponent submitted a Clause 4.6 Variation Statement (cl. 4.3 Height) and did not provide updated design to amend the building height breaching.	Not addressed Previous comments remain unresolved.
<p>While the proposal showcases a unique design approach, the proposed radial layout demonstrates inefficiencies in optimizing spatial layout and usability across various areas, including:</p> <ul style="list-style-type: none"> Utilization of space in basement levels 1 and 2 due to the rotational arrangement of parking spaces. Ground floor curved loading dock (approximately 11 meters long and 4 meters wide) for safe use with trucks. 	No amended plans.	Not addressed Previous comments remain unresolved. Refer to Traffic Officer for advice.
3 – Architectural design		
<p>Concerns are raised about the proposed vertical circulation layout:</p> <ul style="list-style-type: none"> The layout of lifts and stairs lacks efficiency and optimal placement, impacting natural light and ventilation to internal spaces. Relocation within the core area is suggested. 	No responses to these issues.	Not addressed Previous comments remain unresolved.
The proposal features kitchens across various levels, but it's unclear if their sizes align with the areas they serve.	No amended plans.	Not addressed Previous comments remain unresolved.

Council raised issues (April/June 2024)	Applicant response (July 2024)	Council comments (September 2024)
The Applicant should provide information about the seating capacities to demonstrate the adequacy of the kitchen sizes.		The kitchens located on level 3 and 4 are not serviced by the goods lift , which only operates up to level 2. Additionally, the proposal lacks details on how waste will be managed and transported vertically to the basement. Refer to Environmental Health Officer for advice.
The proposal includes balconies on multiple levels (serving public restaurant and meeting rooms) that potentially pose noise and privacy issues for residents of the nearby buildings in the R4 zone.	No amended plans.	Not addressed Previous comments remain unresolved.
Toilets for people with disabilities on all above-ground levels have bathroom doors that open inwards, with some opening directly onto common rooms instead of air-lock spaces. The proposal must comply with the Anti-Discrimination Act and the Disability Inclusion Act.	Amended plans provided.	Partially addressed While some toilets have been updated, a few remain unresolved. Refer to the BCA Officer for advice.
The proposal does provide 7 bike spaces on GF; that number is considered not adequate for the size of the development and to demonstrate design excellence.	No amended plans.	Not addressed The proposal must comply with CBDCP 2023 Chapter 3.2 (Off-street parking schedule and controls 3.25 to 3.29) and provide bike parking spaces in line with the requirements for registered clubs: 4 spaces per 100sqm GFA . Additionally, the proposal should aim to exceed standard controls to demonstrate design excellence and promote active transport modes.
4 – Façade Design and Materiality		
The proposal does not provide sufficient details about many finishes and materials, neither in the materials schedule or the elevations. Applicant should provide key facade finishes together with details at least with scale 1:50 to demonstrate the required high standard of architectural design.	Proponent provided Sheet A029 (schedule colour and finishes) and A041 (glass panel façade details).	Not addressed While the proposal includes information on the glass panel façade, no additional details have been provided for the other façade types.

Council raised issues (April/June 2024)	Applicant response (July 2024)	Council comments (September 2024)
		The proposal should include detailed drawings and sections for each façade type, including balcony balustrades, plants screenings, weatherproof louvres, and windows.
The proposed facades, featuring cement render and paint finishes, lack connection to the surrounding context and may pose challenges for long-term maintenance.	No amended plans.	Not addressed Previous comments remain unresolved.
The glazing facades on north and west sides will potentially lead to overheating and ventilation challenges to internal spaces. Council suggests further investigations into these issues.	No amended plans.	Not addressed Previous comments remain unresolved. Refer to relevant Officer for advice.
The extensive use of glazing and curtain walls on the concave façade facing Lakemba St raises concerns about potentially causing excessive glare-related issues to neighbouring developments.	No amended plans.	Not addressed Previous comments remain unresolved. Refer to relevant Officer for advice.
5 – Environmental impacts and sustainable design		
The Applicant should provide a comprehensive sustainability plan and strategy in line with Sustainable Buildings SEPP and CBDP 2023 3.4 Sustainable Development Objectives.	No amended plans.	To be addressed Previous comments remain unresolved. Refer to Sustainability Officer for advice.
The development should provide EV chargers to some of its vehicle parking spaces.	No amended plans.	Not addressed Previous comments remain unresolved. The proposal must comply with CBDP 2023 Chapter 3.2, Electric vehicle charging equipment controls 3.48 to 3.49. Additionally, the proposal should aim to exceed standard controls to demonstrate design excellence and promote active transport modes.

Council raised issues (April/June 2024)	Applicant response (July 2024)	Council comments (September 2024)
End-of-trip facilities to support cyclists, joggers, or walkers to work, or those who like to exercise before or after work or during their lunch break, are strongly recommended to be provided.	No amended plans.	<p>Not addressed</p> <p>The proposal should comply with CBDCP 2023 Chapter 3.2 (controls 3.25 to 3.29) and provide end-of-trip and bike parking facilities.</p> <p>Additionally, the proposal should aim to exceed standard controls to demonstrate design excellence and promote active transport modes.</p>
The proposal does not provide sufficient details to demonstrate adequate solar access provisions to neighbouring residential properties and its impact on them.	No amended plans.	<p>Not addressed</p> <p>Previous comments remain unresolved.</p> <p>The proponent must demonstrate that the proposal meets ADG Objective 3B-2, as it significantly reduces solar access for neighbouring properties to the south. As per ADG recommendation, and to demonstrate design excellence, building separation should be increased beyond the minimum standards outlined in section 3F Visual privacy.</p>
6 – Landscape design		
Several discrepancies between the landscape and the architectural plans have been spotted.	Amended plans provided.	<p>Partially addressed</p> <p>To allow for a proper assessment, the proposal should clarify the remaining discrepancies:</p> <ul style="list-style-type: none"> - GF retained trees. - Level 1 box planters.
The existing Eucalyptus is a large, mature specimen in good condition. The proponent should consider moving the driveway to the east or west of the tree to retain it.	Updated architecture and landscape architecture plans.	<p>Not addressed</p> <p>The proponent has not relocated the driveway to accommodate the retention of Tree 1, as requested in Council's previous comments.</p>

<p>The proposal has only shown <i>Trachelospermum jasminoides</i> 'Tri-Colour' for the balcony planting on level 1 and 2. The proponent should consider using a variety of shade tolerant species such as a combination of <i>Dianella spp</i>, <i>Liriope spp</i>, <i>Lomandra</i> 'Tanika', and <i>Poa labillardieri</i> to create more diversity within the planter beds and improve visual amenity.</p>	<p>Updated landscape architecture plans.</p>	<p>Partially addressed</p> <p>Whilst the proponent has introduced '<i>liriope</i>' into two of the planter beds on level 2. The development still uses monoculture planting in level 1 and 2 planters. The proponent should introduce more planting variety into each planter to improve diversity and visual amenity of each planter bed.</p>
<p>Mark-up 1:</p>  <p>Mark-up 2:</p> 		<p>New comments on the amended landscape plans to be addressed</p> <ul style="list-style-type: none"> • The development proposes the removal of existing Tree 17. The proponent should retain this tree by removing the car park which currently intrudes into its SRZ. • The development retains all existing driveway ramps within the verge. The proponent should remove any unused driveway ramps and reinstate the verge with turf. • The landscape area between the car park and the pedestrian link path is shown as a combination of garden bed and lawn. The proponent should remove the lawn and use only planting, as the proposed lawn is too narrow and close to the footpaths to be functional. • A drainage pit is shown in the lawn adjacent to the pedestrian link and Lakemba Street footpaths (S.L 24.10). The proponent should integrate this pit into the paving design to avoid cluttering the lawn. Refer to Mark-up 1 on the left. • No tree planting has been provided in the above ground car park area, as required by Council DCP. The proponent should provide additional tree planting at the ratio of 1 tree per 5 car park spaces as per Chapter 3.2 of Council DCP. Recommended planting locations are shown in Mark-up 2 on the left.

		<ul style="list-style-type: none"> • The access ramp from Lakemba Street up to the forecourt of shops 1-4 is located immediately on the site boundary, which impacts the visual amenity of the streetscape. The proponent should set back the access ramp by at least 600mm to allow for screening planting between the ramp and the streetscape. Additionally, the clearance distance between the ramp's handrails should be a minimum of 1000mm in line with the Australian Standards. • The development has nominated Callistemon 'Better John' as the only boundary planting between the shop forecourt and Lakemba Street. The proponent should introduce a variety of species, such as Adenanthos 'Silver Sensation', Grevillea 'Amber Blaze', and Westringia 'Jervis Gem', to improve the visual amenity of the street. • The pedestrian link path currently terminates at the southern boundary. The proponent should extend the path to connect with the proposed new laneway. • A light pole is located within the lawn area at the pedestrian link. The proponent should locate the light poles closer to the pedestrian path to improve safety and access at night.
7 – Safety		
The layout of the car parking on basement levels 1 and 2 fails to provide clear and safe pedestrian pathways to link with various functions such as lifts, archives, and bicycle parking.	No amended plans.	<p>Not addressed</p> <p>Previous comments remain unresolved.</p> <p>Refer to Traffic Officer for advice.</p>
The proposal does not provide sufficient information on how customers can access the bicycle parking on basement level 2. Applicant should demonstrate a safe cycle access to the underground parking.	No amended plans.	<p>Not addressed</p> <p>Previous comments remain unresolved .</p> <p>Refer to Traffic Officer for advice.</p>

The use of the same lift to transport food goods to different kitchens and move waste bins from basement level 1 to the ground floor raises hygiene concerns.	No amended plans.	<p>Not addressed</p> <p>Previous comments remain unresolved .</p> <p>Refer to Environmental Health Officer for advice.</p>
8- Other new matters		
		<p>New comments on the amended plans to be addressed</p> <p>1- Mechanical plants and services</p> <p>For such a significant and complex development, the mechanical plants and services are inadequately resolved in many areas of the building, which could lead to major design changes during construction. Refer to BCA Officer for advice on this matter.</p> <p>Specific concerns include:</p> <ul style="list-style-type: none"> - Level 1 kitchen exhausts: There is no continuity for exhausts on all levels. It is unclear how services for large spaces such as the theatre and the restaurant can fit within the 400mm slabs. - Concrete roofs: The concrete roof, with an approximate area of 2,300sqm, slopes toward the centre of the radial layout, directing rainwater to the entry portico roof (featuring a concrete soffit). The provided drainage and downpipes system is incomplete and unrealistic. - Downpipes: Some downpipes are shown on one level but disappear on others. - Plant screening: The plants screening on the roof is incomplete and lacks details regarding the visual and acoustic features necessary to protect adjoining residential development.

		<p>2- Structural layout</p> <p>The submitted drawings show an inadequate and incomplete structural layout that will necessitate major design changes during construction. Refer to BCA Officer for advice.</p> <p>Key issues include:</p> <ul style="list-style-type: none"> - Ground floor columns: The columns on grid J are not supported by any visible structure on basement level 1. - Unusual pillar: The pillar in the centre of the GF archival room is not supported by any visible structure on basement level 1. - South-west balconies: at levels 1 and 2, the pillars are positioned randomly across the walkable space. - South-east balcony: at level 2, the pillars are positioned randomly within the planters. - Slabs: The slabs for many wide rooms (e.g., theatre, restaurant, and reception lounge) are only 400mm in height. This span is inadequate for including the necessary structure and mechanical services to support the rooms' activities. - Alignment: <ul style="list-style-type: none"> ○ Grids E and F are not aligned on all floors. ○ Grids C and D are not aligned between the GF and the basement levels.
--	--	---