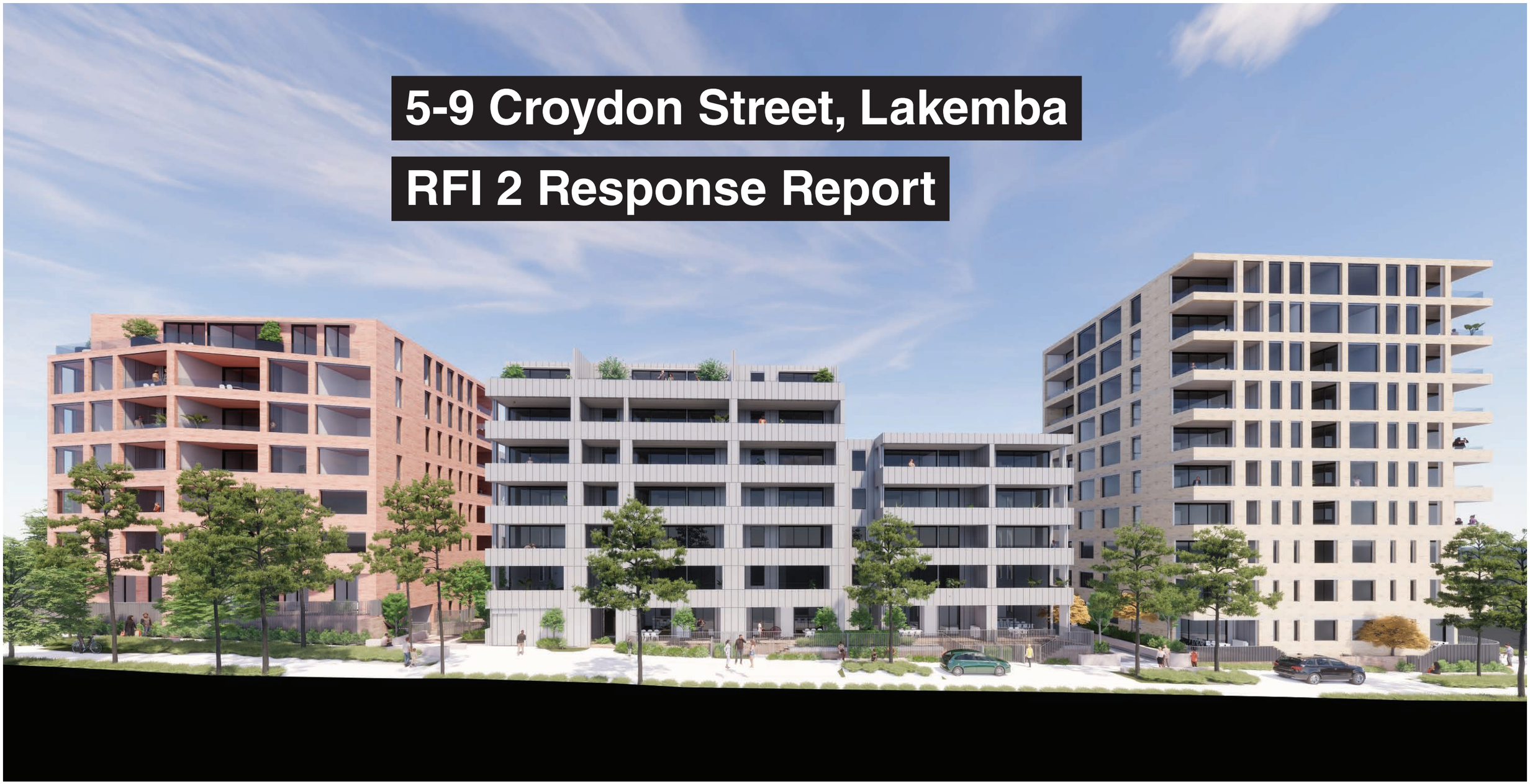
5-9 Croydon Street, Lakemba

RFI 2 Response Report



Project
5 - 9 Croydon Street Lakemba

Prepared by
Studio Hollenstein
and
Matthew Pullinger Architect

Prepared for
Eloura Holdings

Contact
Matthias Hollenstein
Studio Hollenstein
Level 1/24-26 Botany Road, Alexandria NSW 2015
T: +61 2 9310 7882
E: matthias@studiohollenstein.com

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

Acknowledgement of Country
We acknowledge and respect the Traditional Owners across Australia as the traditional custodians of the land on which we live and work today. We pay respects to the elders of past, present and future for they hold the memories, traditions, culture and hope of their people.

Part 3F Visual Privacy:
RFI 2 Item 2

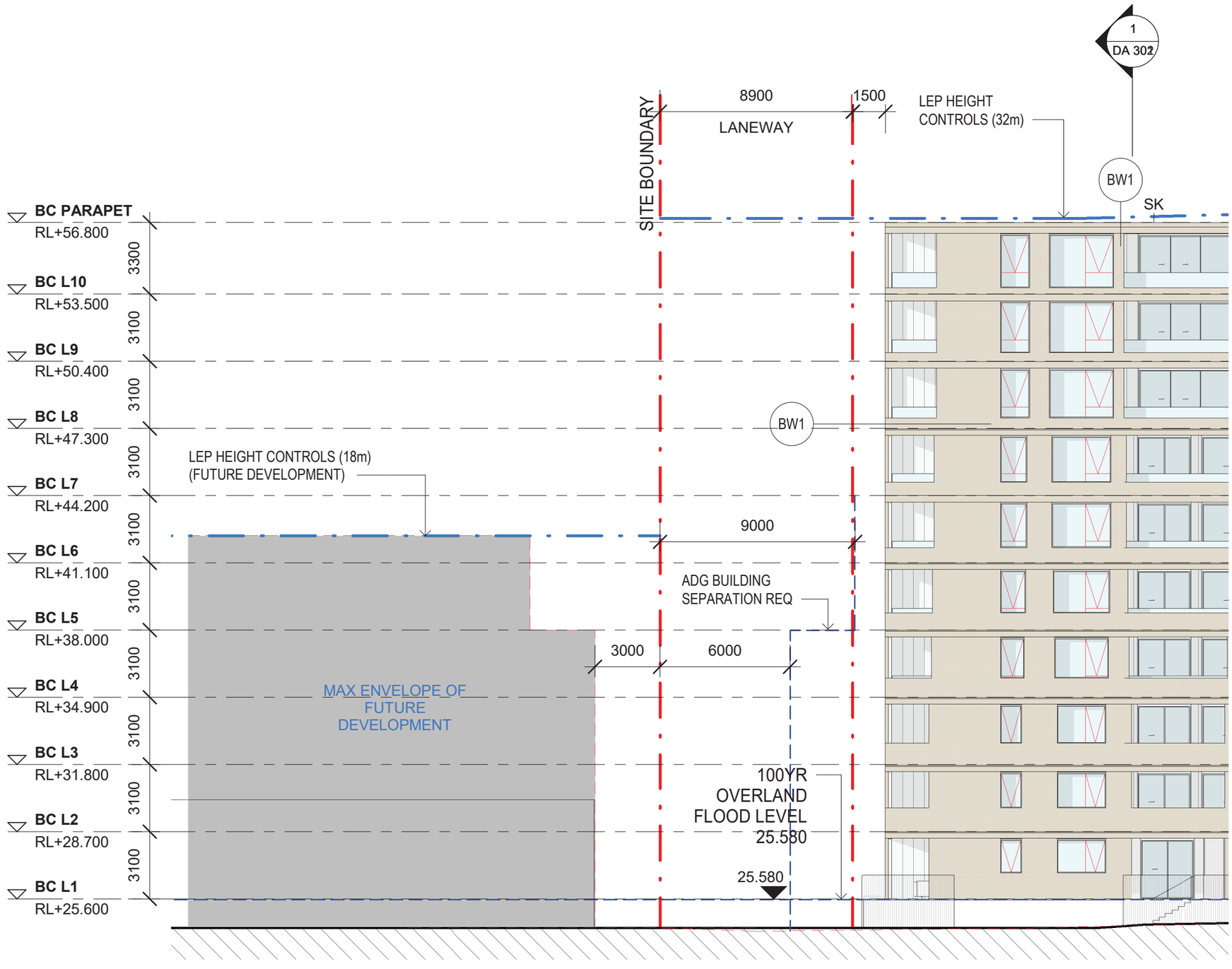
ADG objective: 'Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.'

Council cites no privacy issues at L1-8. To the north, the future controls anticipate an 18m building height (5-6 storeys). This means a 10 storey building cannot address a similar scale and a notional 24m separation is not relevant. To the west, the future controls anticipate an 11.5m building height (3 storeys). This means a 10 storey building can not address a similar scale and a notional 24m separation is not relevant.

The proposal is therefore consistent with the ADG.

The proposal is consistent with the DCP setback controls for a 10 story building and achieves appropriate building separation at each opposing level.

The DCP anticipates the northern neighbouring property should adopt a 3m boundary setback for the lower levels of a future 5-6 storey building, which differs from the ADG guidance.



Part 4A – Solar and daylight access:
RFI 2 Item 3

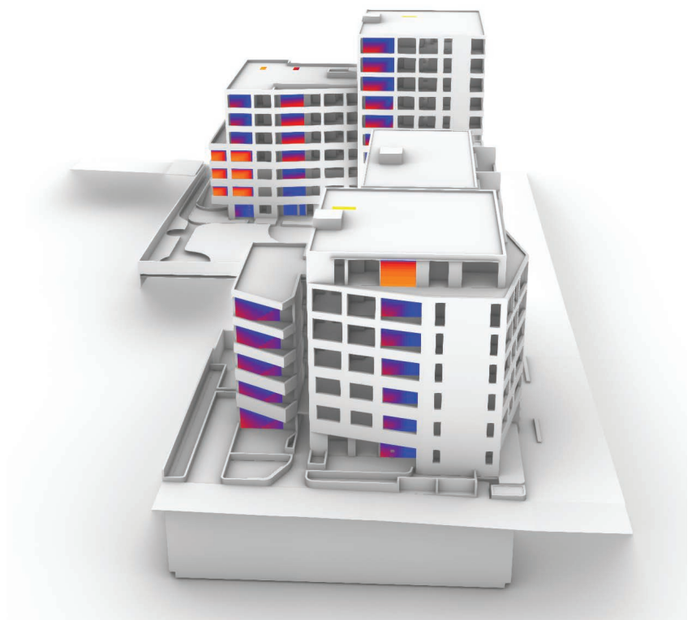
Objective 4A-1: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Objective 4A-2: Daylight access is maximised where sunlight is limited

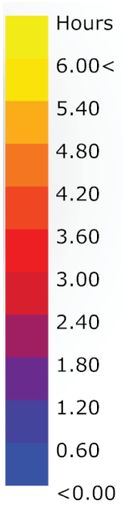
Objective 4A-3
Design incorporates shading and glare control, particularly for warmer months

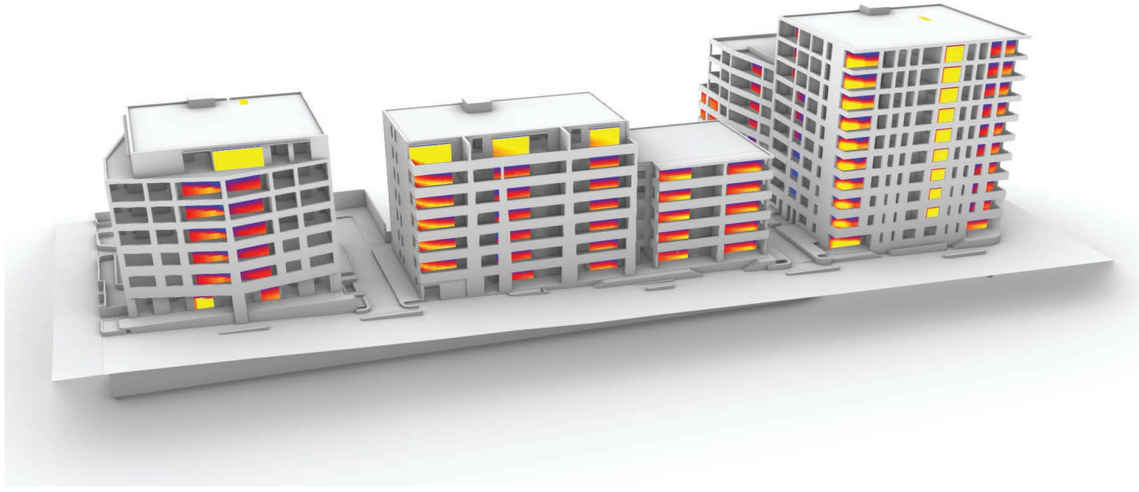
Solar analysis software has verified that the proposal complies with the ADG solar access requirements. The adjacent images highlight the analysis of key elevations and apartments queried by council. Skylights maximsie solar access to 4 units. The outcomes of the analysis are shown on DA011.

North Elevation Analysis

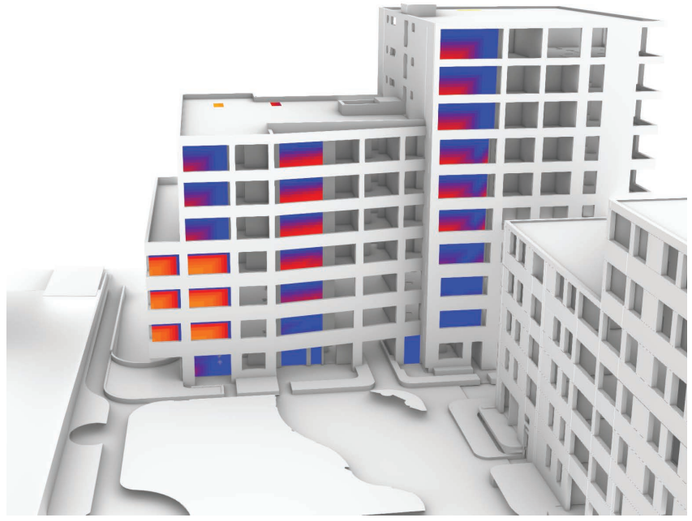


Building A Eastern Elevation Analysis





North Elevation Analysis



Building C Eastern Elevation Analysis

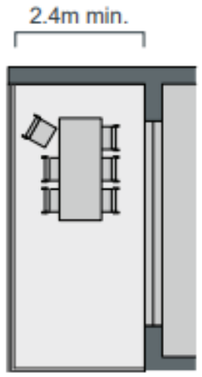
4E Private open space and balconies:
RFI 2 Item 6

ADG Objective 4E-1:
Apartments provide appropriately sized private open space and balconies to enhance residential amenity

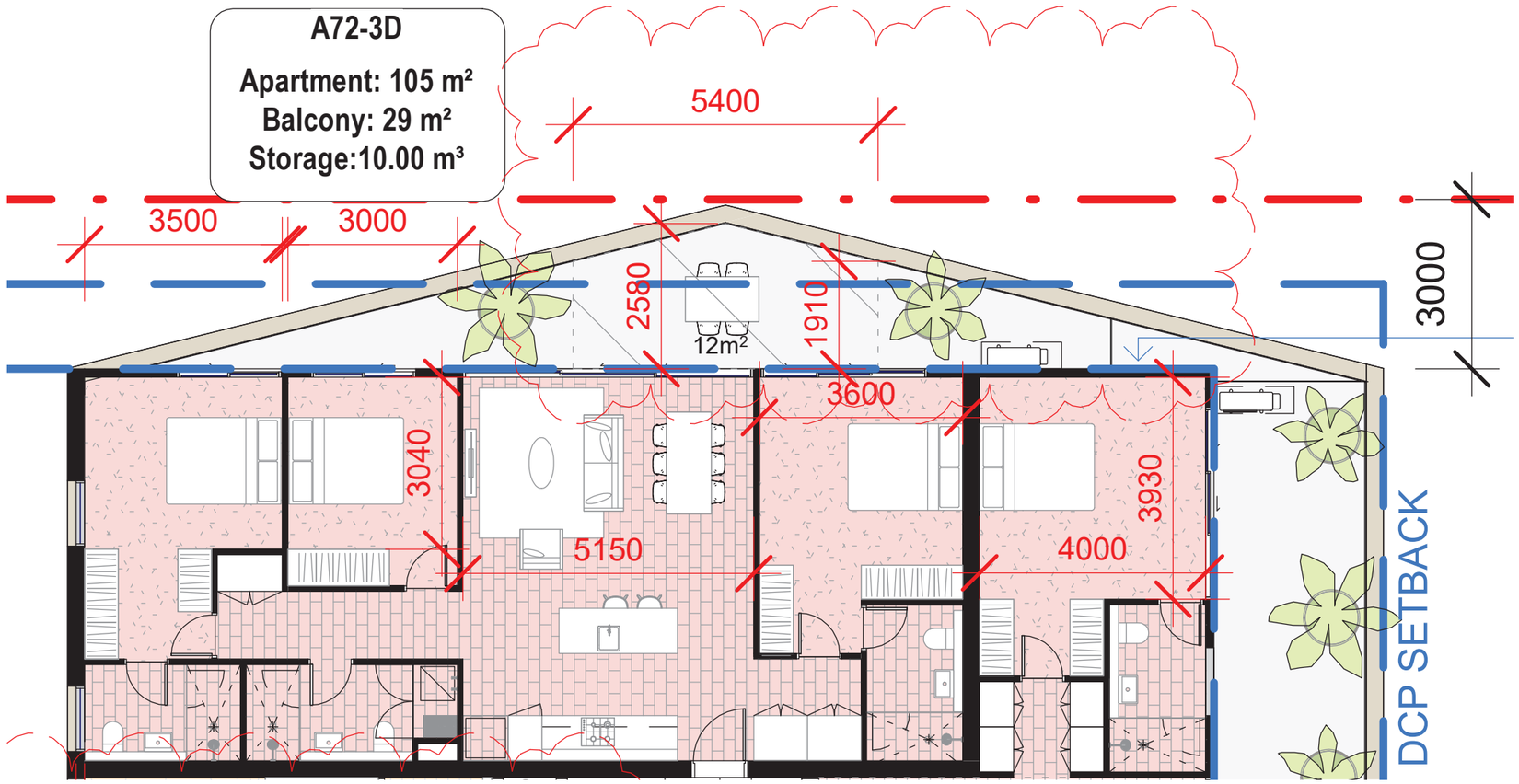
Unit A72 is a 3 bedroom penthouse that includes a generous north facing balcony that is 29sqm and 2.58m deep at its widest point.12sqm of the balcony has a width of 1.91-2.58m.

The widest point located adjacent to the living room. The balcony does not conform the ADG minimum width of 2.4m for a 3 bedroom apartment balcony, however its scale allows flexibility for a variety of uses and arrangements.

The figure below is from the ADG. The proposed balcony provides ample room for a table and 4-6 chairs



A balcony for a three bedroom apartment has a minimum depth of 2.4 metres fits a table and 4-6 chairs



Plan of Unit A72

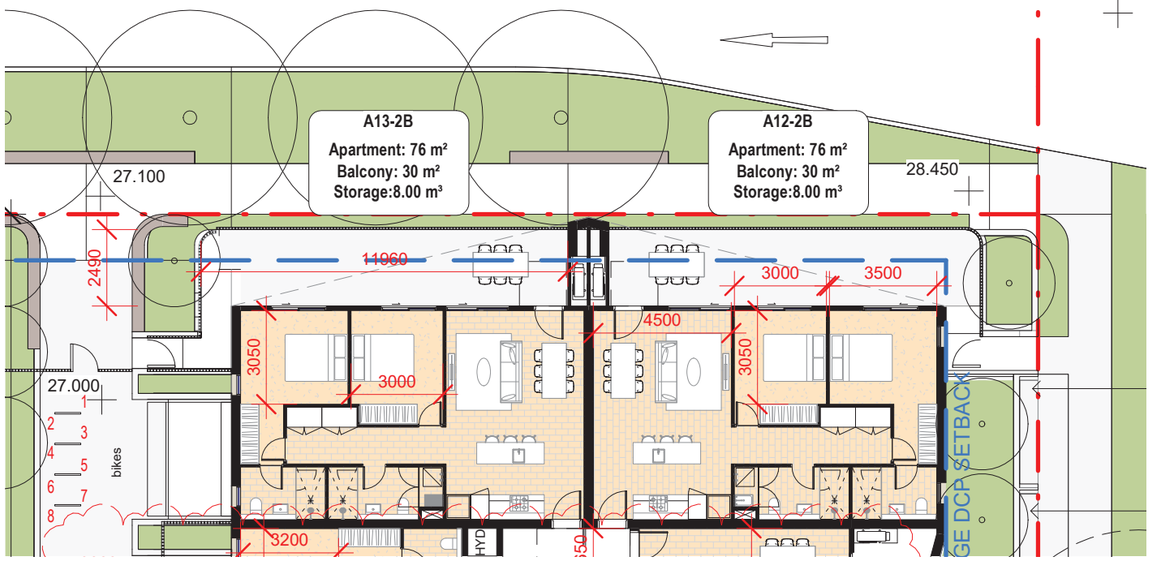
4E Private open space and balconies

RFI 2 Item 6

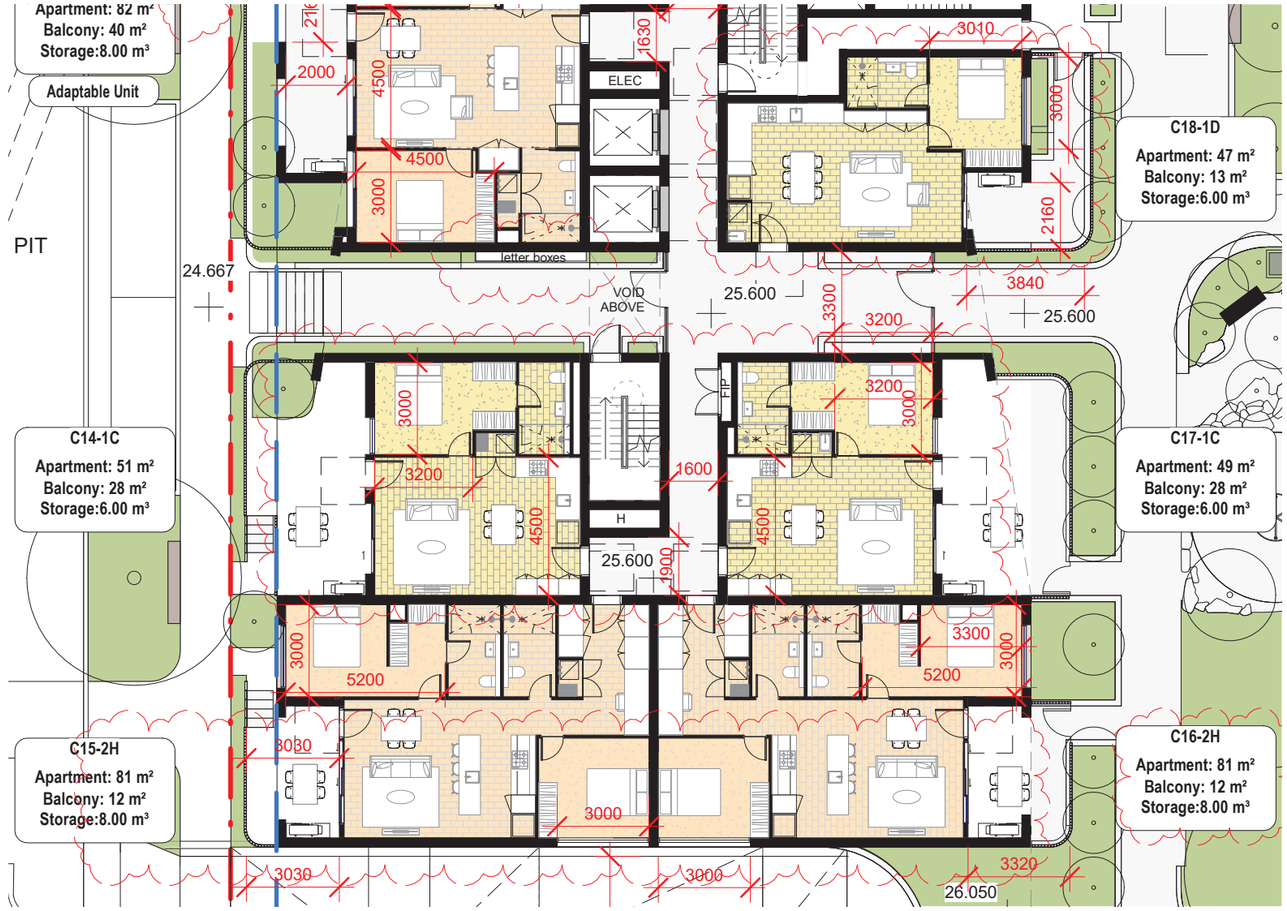
ADG Objective 4E-1:
Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The ground floor units across each of the 3 buildings have been designed to provide generous outdoor living spaces set within landscaped surrounds. The terraces are located infront of the living rooms of each unit and vary in scale from 9sqm to 45sqm. The following units differ from the design guide in the ADG for either terrace size or minimum width.

The depth of the terraces is limited due to the tight DCP building envelope controls, the requirements to provide landscaping along the laneway forrontage and the deep soil requirements of the courtyard space.



Building A
A12-2B and A13-2B
These terraces are 2.5m deep, intead of 3sqm, however they are 30sqm each providing ample space and flexibility for outdoor living.



Building C
C18-1D,
The terrace 13sqm set within a landscaped area.

C15H-2H and C16-2H.
Each terrace is 4x3m, providing a flexible 12sqm terrace set within a landscaped area.

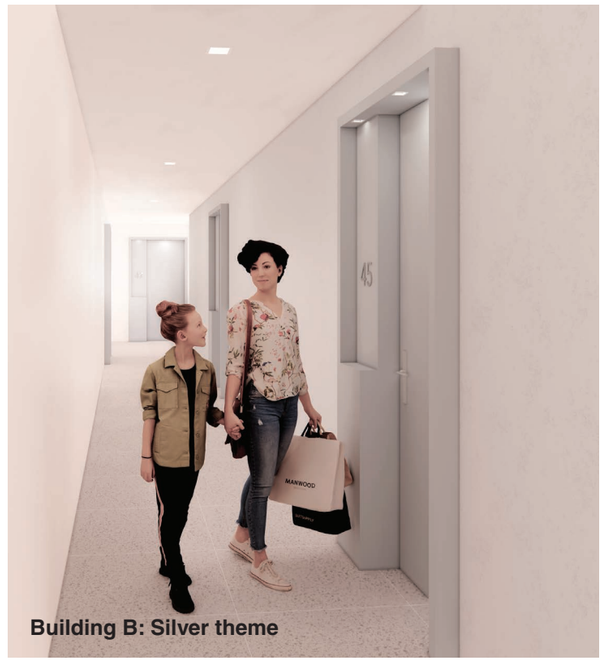
4F Common Circulation and spaces:
RFI 2 Item 7

Objective 4F-1
Common circulation spaces achieve good amenity and properly service the number of apartments

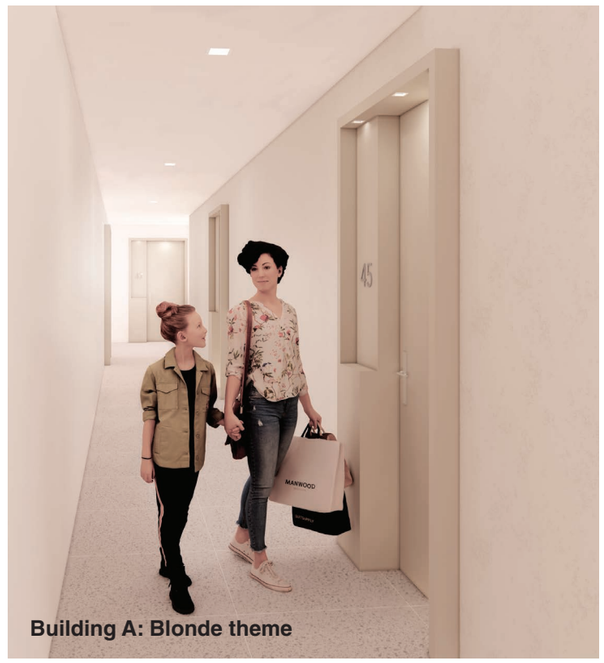
Design Guidance:
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include:
• a series of foyer areas with windows and spaces for seating
• wider areas at apartment entry doors and varied ceiling heights

The corridor of each building is articulated at apartment entries as per the ADG design guidance. The door threshhold is widened and deepened to create an entry portal that includes the door, unit number, a shelf and lighting. Each Building (A, B and C) has a unique material palette that gives each building its own character.

Building A: Terracotta red theme



Building B: Silver theme



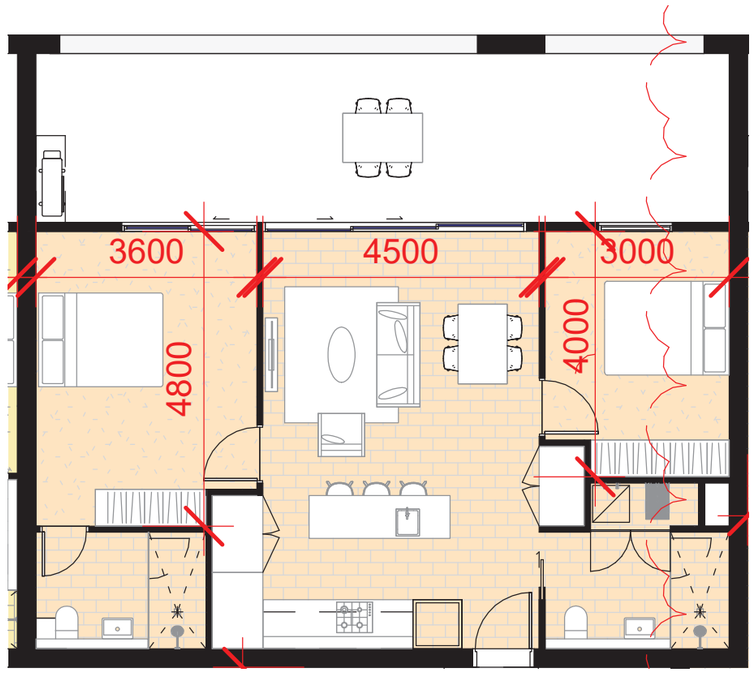
Building A: Blonde theme

4H Acoustic Privacy:
RFI 2 Item 8

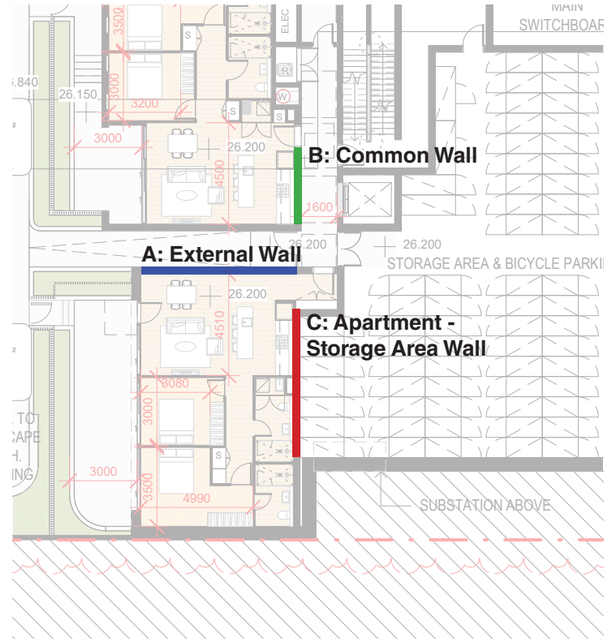
Objective 4H-1
Noise transfer is minimised through the siting of buildings and building layout

There are some instances where bedrooms open directly into the adjacent living spaces within the same apartments. To mitigate against acoustic privacy concerns, we note the following:

- The apartment plans raised in the RFI are common, well-established and familiar types regularly used in apartment projects across metropolitan Sydney without any particular acoustic issues arising.
- They include primarily 2 bedroom apartments, which tend to be occupied by smaller numbers of residents (a couple or small family) where acoustic issues are inherently more manageable.
- The units will be appropriately acoustically treated in accordance with the guidance provided by the ADG.
- A mix of unit types and sizes is provided throughout the proposal including many 2 and 3 bedroom apartments which are planned with the bedrooms zoned away from living spaces, providing considerable choice.

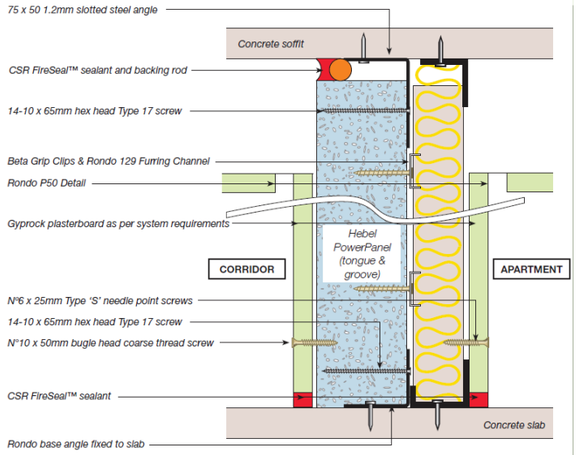


Unit Plan with



Lower Ground Floor Plan with typical wall types

The following indicative wall type sections are provided to illustrate compliance with the Acoustic Privacy objectives of the ADG.



Wall Consists of :
13mm Gyprock CD Plasterboard
75mm Hebel Powerpanel
43mm cavity (min)
28mm Furring Channel
50mm Bradford Acoustigard
13mm Gyprock CD Plasterboard

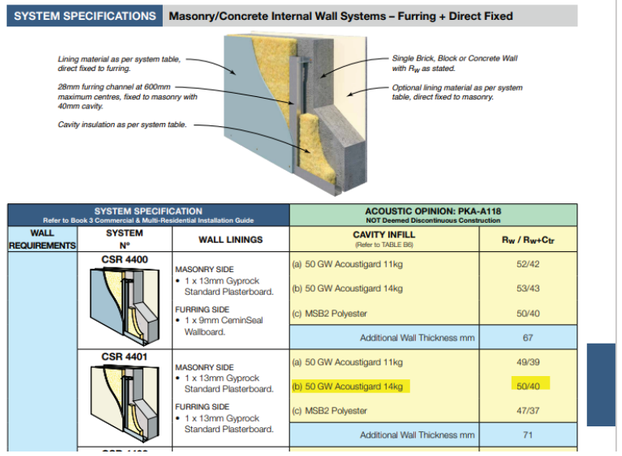
Acoustic Rating
Rw = 50dB (min)

Fire Rating FRL
-/90/90 up to 3.3m high

Wall Width
144 mm

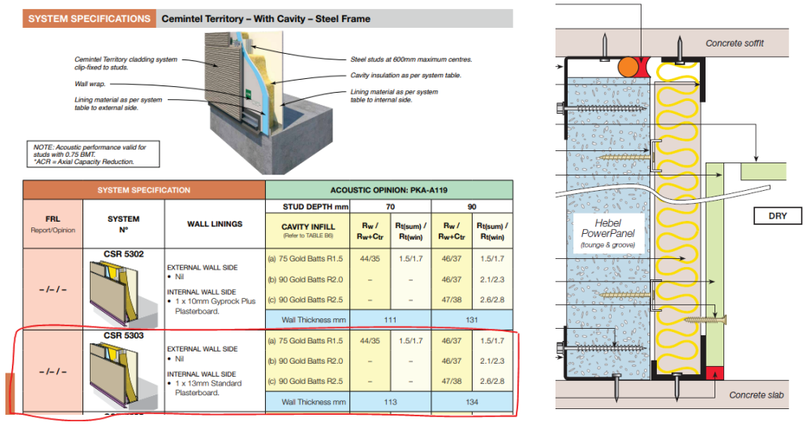
*Wet Area Replace with 13mm Gyprock Aquachek plasterboard, or 9mm Fibre Cement
High Rise Internal Wall Design & Installation Guide
Specification & Drawings

B: Common Wall



Wall Thickness – 193mm with 140mm block
- 140mm Block work (Hollow) – Min Mass 170kg/m2
- Plasterboard can be removed from Direct fix/ stick side without changing the Acoustic value.

C: Apartment - Storage Area Wall



This will be a combination of these wall systems
- Wall Thickness in the order of 272mm with a 20mm cavity between the 2 wall types
- Plasterboard can be removed from Direct fix/ stick side without changing the Acoustic value.

A: External Wall

Façade Design and Materiality
RFI 2 Item 13

CDCP Objective F10.3.2
The character of the precinct is to be enhanced by high-quality architecture using natural materials and finishes that are sympathetic to the predominant character of the locality and exhibits a high degree of design excellence.

The facade design for the proposal has been amended to give greater diversity and character to each building within the proposal. The material palette for each building was developed to reflect the predominant materials of the context.

Terracotta Red Brick

Silver Grey Profiled Metal Cladding

Blonde Brick

Façade Design and Materiality
RFI 2 Item 13

Terracotta Red Brick

Façade Design and Materiality
RFI 2 Item 13

Silver Grey Profiled Metal Cladding

Façade Design and Materiality

RFI 2 Item 13

Blonde Brick

Lower Ground Units
RFI 2 Item 42

Building A includes 2 units on its lower ground level that sit 500-600mm below the adjacent communal area.
These units recieve ample daylight and outlook. Each unit includes a large garden terrace that is screened with a stepped landscape edge and fence. This interface provides suitable levels of privacy to and from the communal area.


View from unit A01-2C (RL 26.2)


View from unit A02-2B (RL 26.2)


Section through the planted and screened interface


View from communal area towards unit A01-2C and A02-2B (RL 26.7-26.8)