Agenda

Strathfield Local Planning Panel Meeting

Notice is hereby given that a Strathfield Local Planning Panel Meeting will be held at Town Hall (Supper Room), 65 Homebush Road, Strathfield on:

Thursday, 7 October 2021

Commencing at 10:00am for the purpose of considering items included on the Agenda

Persons in the gallery are advised that the proceedings of the meeting are being recorded for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

TABLE OF CONTENTS

Item Page No.

SLPP AGENDA ITEMS

TO: **Strathfield Local Planning Panel Meeting - 7 October 2021**

REPORT: **SLPP – Report No. 30**

SUBJECT: **S8.2A-DA2020.217- 38 ROCHESTER STREET STRATHFIELD**

DA NO. **2020.217**

SUMMARY

Property:	38 Rochester Street, Strathfield Lot 1 DP 950953 DA 2020/217
Proposal:	S8.2 Review of DA2020/217 - Torrens title subdivision to create two (2) lots and retention of existing dwelling house.
Applicant:	N A Chib
Owner:	N A Chib / R Chib / V K Mehta / R Mehta
Date of lodgement:	2 June 2021
Notification period:	9 June 2021 to 25 June 2021
Submissions received:	Nil
Assessment officer:	P Santos
Estimated cost of works:	$10,000.00
Zoning:	R2-Low Density Residential - SLEP 2012
Heritage:	Adjoins a heritage item on the north-east corner of the lot – "I103" Noveba Victorian Italiante style home
Flood affected:	Yes
RECOMMENDATION OF OFFICER:	REFUSAL

Figure 1. Aerial imagery of the subject site (outlined) and the immediate locality.

Proposal

Development consent is being sought for the S8.2A Review of DA2020/217 - Torrens Title subdivision to create two (2) lots and retention of existing dwelling house.

Site and Locality

The site is identified as 38 Rochester Street, Strathfield and has a legal description of Lot 1 DP 950953. The site is a rectangular shaped parcel of land and is located on the eastern side of Rochester Street, between its intersection with Broughton Road and Mirrabooka Avenue.

The site is rectangular in shape, with an area of 1,161m^2 and the following dimensions – 15.24m frontage width and 76.2m average depth.

The area is predominantly characterised by low density residential developments.

Strathfield Local Environmental Plan

The site is zoned R2-Low Density Residential under the provisions of Strathfield LEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal satisfies all relevant objectives contained within the LEP.

Development Control Plan

The proposed development does not satisfy the subdivision requirements stipulated in the SCDCP 2005. This is discussed in more detail in the body of the report.

Notification

The application was notified in accordance with Council's Community Participation Plan from 9 June 2021 to 25 June 2021, where no submissions were received.

Issues

- Minimum subdivision lot size for Lot 2, and
- Minimum subdivision lot width for Lot 1.

Conclusion

Having regards to the heads of consideration under Section 4.15 of the *Environmental Planning & Assessment Act 1979*, Development Application 2020/217 is recommended for refusal subject to the attached reasons of refusal.

S8.2A-DA2020.217- 38 Rochester Street Strathfield (Cont'd)

Proposal

Council has received an application for the S8.2A Review of DA2020/217 - Torrens Title subdivision to create two (2) lots and retention of existing dwelling house.

More specifically, the proposed lots are one rectangular-shaped lot fronting Rochester Street and a battle-axe block with a 3m access handle off Rochester Street and are comprised of the following dimensions and measurements:

Lots	Area	Frontage Width	Depth
1	560.06m^2	12.24m	45.76m
2	464.03m^2 + 137.27m^2 (access handle) = 600.65m^2	15.24m	30.45m

Table 1. Measurements and dimensions of the proposal.

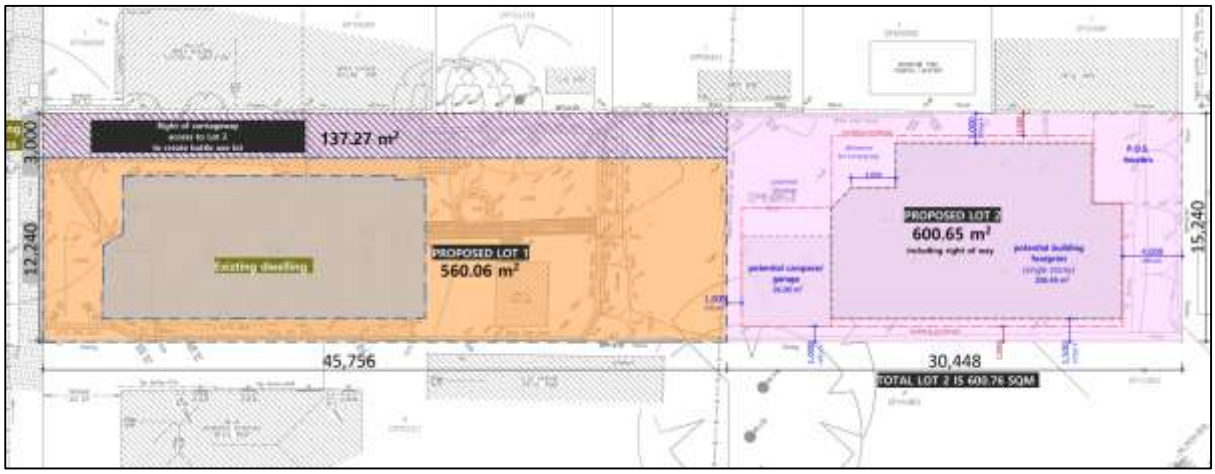


Figure 2. Extract of the subdivision plan.

The Site and Locality

The subject site is legally described as Lot 1 DP 950953 and commonly known as 38 Rochester Street, Strathfield. It is located on the eastern side of Rochester Street, between its intersection with Broughton Road and Mirrabooka Avenue.

The site is rectangular in shape, with an area of 1,161m^2 and the following dimensions – 15.24m frontage width and 76.2m average depth.

The topography of the land gradually falls to the front (west).

The survey plan submitted, prepared by Burton and Field, dated 1 July 2020, verified by an aerial imagery via Nearmap dated 6 August 2021 (Figure 3 below), shows that the site is currently occupied by a single-storey rendered dwelling house with a detached outbuilding.

The current streetscape is characterised by tree canopies from prevalent street trees, pitched-roof single or double-storey dwelling houses having a consistent street setback.

The area is predominantly characterised by low density residential developments.

Background

19 March 2021	DA2020/217 was refused by Council's Internal Development Assessment Panel to grant consent to the proposed Torrens Title subdivision involving the retention of the existing dwelling house on one of the proposed lots.
2 June 2021	The subject S8.2 review of determination application was lodged.
9 June 2021	The application was put on public exhibition until 25 June 2021. No submissions were received by Council during this period.

Referrals – Internal and External

Stormwater

The application was referred to Council's Development Engineer who provided the following comments:

> *"…subject site is affected by overland flow of stormwater from adjoining properties of the 1 in 100 yr ARI storm event…"*
>
> *"…flood impact assessment report will be required for any future development application proposal for proposed lot 2."*

Further to the above, Council's engineer offered no objection to the proposal, subject to the imposition of relevant conditions of consent.

Section 4.15 Assessment – EP&A Act 1979

The following is an assessment of the application with regard to Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*.

(1) Matters for consideration – general

In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provision of:
(i) any environmental planning instrument,

State Environmental Planning Policies

Compliance with the relevant state environmental planning policies is detailed below:

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIES
Sydney Regional Environmental Plan (Sydney harbour Catchment) 2005	Yes
State Environmental Planning Policy No 55 - Remediation of Land	Yes
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Yes

SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

- All stormwater from the proposed development can be treated in accordance with Council's Stormwater Management Code and would satisfy the relevant planning principles of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND (SEPP 55)

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the available history for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations.

The objectives outlined within SEPP55 are considered to be satisfied.

STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of SLEP 2012 relating to the preservation of trees and vegetation.

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposed development results in the removal of two trees to facilitate the driveway extension proposed for Lot 2 that are subject to the provision of this SEPP. However, as the proposal will not be supported, the removal of the trees will not be given consent in this regard.

As such, the aims and objectives outlined within the SEPP are considered to be satisfied.

Strathfield Local Environmental Plan

The development site is subject to the Strathfield Local Environmental Plan 2012

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

The subject site is zoned R2-Low Density Residential and the proposal is a permissible form of development with Council's consent.

Part 4 – Principal Development Standards

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.1 Minimum subdivision lot size (excl. strata subd.)	560m^2	Lot 1 = 560.06m^2 Lot 2 = 600.65m^2	Yes

Part 5 – Miscellaneous Provisions

Heritage Conservation

The subject site is not listed as a heritage item or located within a heritage conservation area. However, the site adjoins the rear boundary of a property containing a heritage item on the north-east corner. In particular, the heritage item the site adjoins fronts Broughton Road and is known as Noveba – an Victorian Italiante style home ("I103").

Despite the above, the nature of the proposal does not warrant a consent to be granted under the provisions of the clause. It is of a minor nature and council is satisfied that the proposed subdivision will not have any impact on the heritage significance of the adjoining item.

Flood Planning

The subject site has been identified as being at or below the flood planning level. The application has been reviewed by Council's Engineer who has advised that future developments for proposed Lot 2 should take into consideration flood planning considerations such as preparation of a flood impact assessment report.

Part 6 – Additional Local Provisions

Acid Sulfate Soils

The subject site is identified as having Class 5 Acid Sulfate Soils but is not located within 500m of a Class 1, 2 3 or 4 soils. Therefore, Development Consent under the provisions of this section is not required and as such an Acid Sulfate Soils Management Plan is not required.

Essential Services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development

It is considered that the proposed development satisfies the aims, objectives and development standards, where relevant, of the Strathfield LEP 2012.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

There are no draft planning instruments that are applicable to this site.

(iii) any development control plan,

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within the DCP.

PART R – Subdivision

Minimum Lot Size

The resulting battle-axe block will have a lot size that does not satisfy the requirements of the SCDCP 2005. For completeness, the SCDCP 2005 refers to the minimum lot size development standard in the SLEP 2005 of 560m^2. The development controls indicate that for the purpose of the calculation of resulting lot size for battle-axe parcels of land, any access handle should be excluded. As such, this would mean that the proposed size for Lot 2 is 464.03m^2. This presents a 17.14% variation from the required lot size or a 95.97m^2 shortfall.

The proposed Lot 2 is of a size that will not be in keeping with the subdivision pattern implemented at the time of the commencement of the SLEP 2012 in the locality being less than 560m^2. The applicant has expressed that Council should consider that along the street are lot sizes less than what is required by the SLEP 2012. A statement provided by the applicant indicates that 50% of the existing lots in the immediate block along Rochester Street are below the prescribed minimum lot size.

Note of the images in Figures 3 and 4 below where it show that the subdivision pattern in some of the properties in the immediate block along the street have been in existence since circa 1949. The most notable more recent subdivision that was carried out in the immediate vicinity of the subject site was for 91A and 91B Rochester Street (marked with a red star in Figure 4). Council's records show that a subdivision certificate was issued in 2007. Again, this demonstrates that the subdivision was made prior to the commencement of the SLEP 2012.

Figure 3. Aerial imagery of the subject site (outlined) and the immediate locality around 1943 (source: NSW SIX Maps, Sydney 1943 Imagery).

Figure 4. Aerial imagery captured on 6/08/2021 of the subject site (outlined) and the immediate locality, with 91A and 91B Rochester St marked with a red star.

Minimum Lot Width

The proposal will result in a non-compliant lot width for the proposed Lot 1 which will have a lot width of 12.24m. The width proposed is 3m short (19.3% variation) of the required 15.24m. For completeness, the SCDCP 2005 requires a 15.24m lot width to the resulting lot excluding the access handle.

The applicant has indicated in the statement provided to Council that several properties along the street have a frontage width that is less than what the SCDCP 2005 requires. Insufficient information has been provided to Council to verify this claim. As such, the proposal cannot be supported in this regard. Note that the onus is on the applicant to prove this to Council with adequate documentation.

PART H – Waste Management (SCDCP 2005)

No waste management plan was submitted as part of the subject application. As the proposed development will not be supported, the provisions under this part of the SCDCP 2005 will not be required to be satisfied.

PART P – Heritage (SCDCP 2005)

As discussed previously, it is acknowledged that the north-east corner of the site adjoins the rear boundary of a property that comprises a heritage item with local significance. This property fronts Broughton Road.

The proposal is deemed to have nil to negligible impact on the heritage significance of the adjacent heritage item being behind it and not having the same street frontage. As such, it is considered that the proposal satisfies the provisions of this part of the development control.

(iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,

The requirements of Australian Standard *AS2601–1991: The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development does not involve the demolition of a building. As such, no further consideration of the matters prescribed by the regulations necessary to determine the application.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposal cannot be supported as the outcome of the proposal will not be consistent with the subdivision pattern envisaged under Council's SLEP 2012 and the SCDCP 2005. Furthermore, the resulting Lot 2 will have adverse social impacts resulting to poor amenity between neighbours as numerous adjoining properties' backyard will back onto the resulting new lot, thus creating visual privacy concerns.

(c) the suitability of the site for the development,

As discussed in (b) above, the site will not be suitable for the development as the site's size is inadequate to accommodate the creation of a new lot.

(d) any submissions made in accordance with this Act or the regulations,

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. No submissions were received during this period.

(e) the public interest.

The proposed development is considered not in the public interest as it contravenes the stipulations in the SCDCP 2005 for subdivision.

S8.2A-DA2020.217- 38 Rochester Street Strathfield (Cont'd)

Local Infrastructure Contributions

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division). However, the proposal is not supported and the application is recommended to be refused. As such, no contributions will be imposed to be paid.

Conclusion

The application has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*, the provisions of the SLEP 2012 and SCDCP 2005.

Following detailed assessment it is considered that Development Application No. 2020/217 should be refused, for the reasons stipulated in the reasons for refusal.

Signed: **Date: 21 September 2021**
P Santos
Planner

☒ I confirm that I have determined the abovementioned development application with the delegations assigned to my position;

Report and recommendations have been peer reviewed and concurred with.

Signed: **Date: 21 September 2021**
L Gibson
Senior Planner

RECOMMENDATION

Under Section 4.16(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act, 1979, this consent is REFUSED for the following reasons:

1 **Refusal Reason – Environmental Planning Instrument**

Pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not comply with the relevant environmental planning instruments in terms of the following:

(a) Clause 4.1(1)(a) of the Strathfield Local Environmental Plan 2012 ('SLEP 2012') as it is not consistent with the prevailing subdivision pattern of the area.

2 **Refusal Reason - Development Control Plan**

Pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not comply with the following sections of the Strathfield Consolidated Development Control Plan 2005 ('SCDCP 2005') in terms of the following:

(a) Section 2.1(A) of Part R Subdivision ('Part R') of the SCDCP 2005 as it does not reflect the prevailing subdivision pattern, in particular the lot size and lot width.

(b) Section 2.1(E) of Part R of the SCDCP 2005 as the resulting Lot 2 will be backing on to the rear boundaries of the several adjoining properties that potentially creates amenity impact between neighbours.

(c) Section 3.1(1) and (5) of Part R of the SCDCP 2005 as the proposed Lot 2 will not satisfy the minimum lot size of 560m^2 excluding the access handle.

(d) Section 3.1(2) of Part R of the SCDCP 2005 as the resulting Lot 1 will have a frontage width that is 3m less than what the control requires.

3 **Refusal Reason – Impacts on the Environment**

Pursuant to Section 4.15 (1)(b) of the *Environmental Planning and Assessment Act 1979*, the proposed development is likely to have an adverse impact on the following aspects of the environment:

(a) Social environment – as the resulting Lot 2 will be located behind several adjoining properties' rear yard creating privacy and amenity concerns between neighbours.

4 **Refusal Reason – Suitability of Site**

Pursuant to Section 4.15 (1)(c) of the *Environmental Planning and Assessment Act 1979*, the site is not considered suitable for the proposed development for the following reasons:

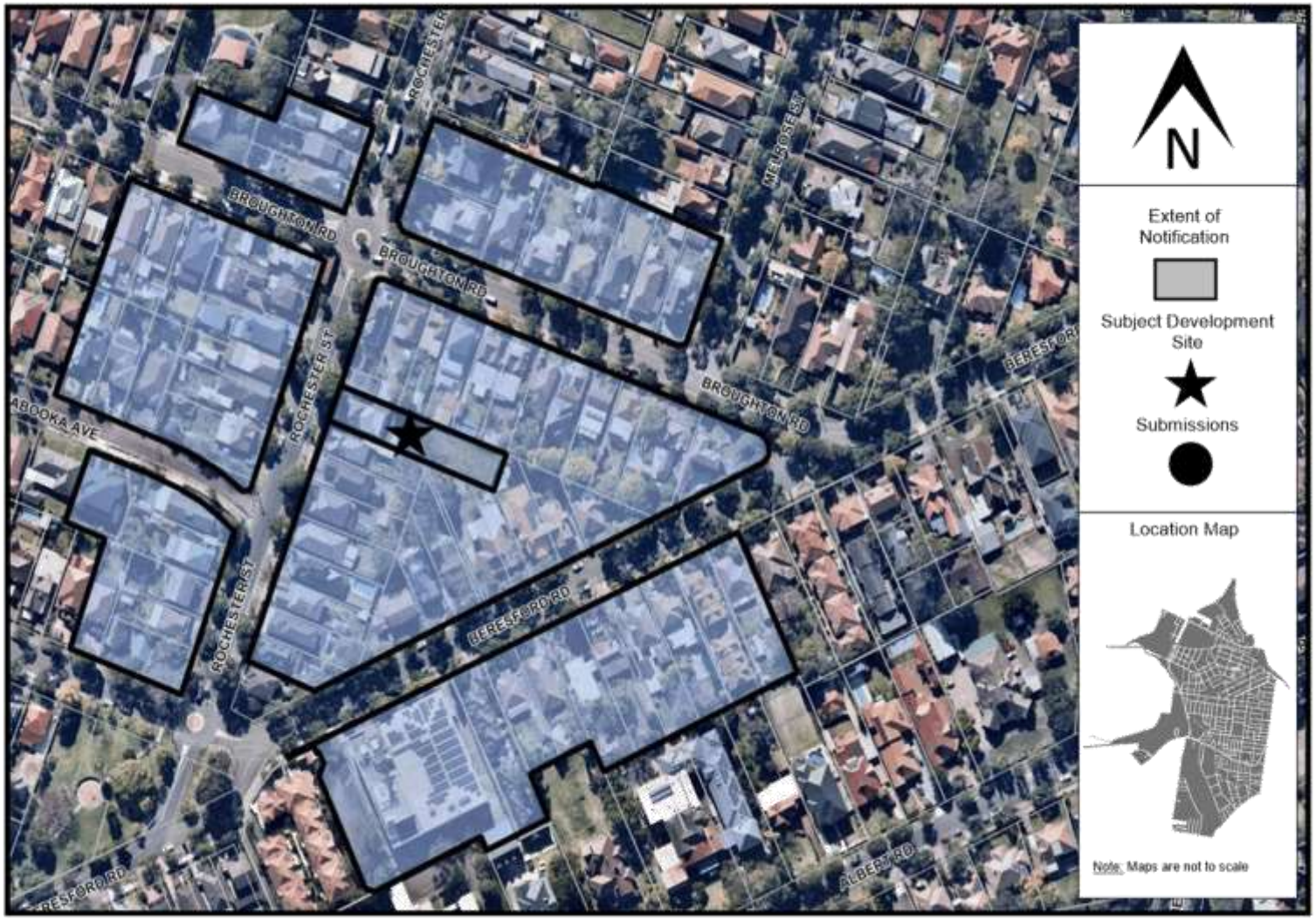
(a) As the site's area is inadequate to accommodate the proposed subdivision.

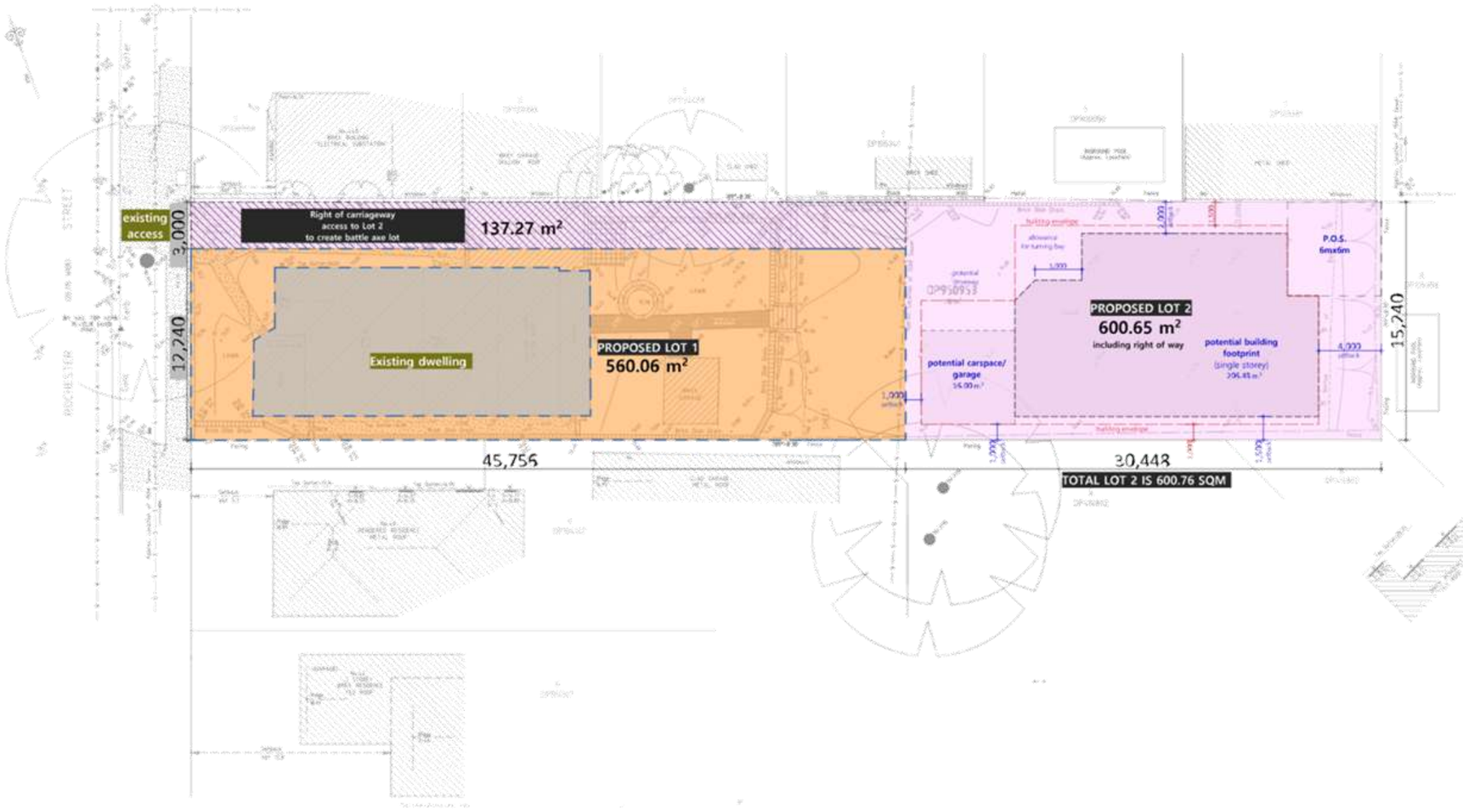
5 **Refusal Reason – Public Interest**

Pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed development is not considered to be in the public interest and is likely to set an undesirable precedent.

ATTACHMENTS

1. Site Map- Attachment 1
2. Subdivision Plan


N
Extent of Notification
Subject Development Site
Submissions
Location Map
Note: Maps are not to scale
BROUGHTON RD
ROCHESTER ST
ABOOKA AVE
BERESFORD RD
MELROSE ST
ALBERT RD



Rev	Description	Drft	Issued
D	Building Envelopes	JA	28/10/21
C	Changes as per Planner	JA	17/11/20
B	Changes as per Planner	GC	12/11/20
A	Issue to Planner	GC	21/10/20

Client:
Niraj Chib

Proposed Development for: 1 into 2 lot title subdivision

38 Rochester Street Strathfield NSW 2135

Town Planner: APc Revision: D
Drawn By: GC Scale: 1:200 @ A2
Checked By: GC

Drawing Name: SUBDIVISION PLAN

Drawing Number: DA-002

Figured dimensions take precedence over scale. Developing Contractors must verify all dimensions on site before commencing any work or making shop drawings.

p: 1300 030038
e: info@councilapprovaldesign.com.au
w: www.councilapprovaldesign.com.au
ABN 83 134 442 237
Bredas Pty Ltd
Nominated Architect: Giuseppe Calabrese 8079

COUNCIL APPROVAL DESIGN
ARCHITECTURE & DRAFTING

TO: **Strathfield Local Planning Panel Meeting - 7 October 2021**

REPORT: **SLPP – Report No. 31**

SUBJECT: **DA2021.149- 65-67 ROCHESTER STREET HOMEBUSH LOT: 1 DP: 1083569**

DA NO. **2021.149**

SUMMARY

Property:	65-67 Rochester Street, Homebush Lot 1 DP 1083569 DA 2021/149
Proposal:	Construction of an external deck and removal of glazing and landscaped areas in library building (Strathfield Council Library and Innovation Hub).
Applicant:	Strathfield Municipal Council
Owner:	Strathfield Municipal Council
Date of lodgement:	22 July 2021
Notification period:	29 July 2021 to 26 August 2021
Submissions received:	Nil
Assessment officer:	P Santos
Estimated cost of works:	$132,671.30
Zoning:	R2-Low Density Residential - SLEP 2012
Heritage:	No
Flood affected:	Yes
RECOMMENDATION OF OFFICER:	APPROVAL

Figure 1. Aerial imagery of the subject site (outlined) and the immediate locality.

DA2021.149- 65-67 Rochester Street Homebush Lot: 1 DP: 1083569 (Cont'd)

Proposal

Development consent is being sought for the construction of an external deck and removal of glazing and landscaped areas in the existing library building (known as the Strathfield Council Library and Innovation Hub).

Site and Locality

The subject is legally described as Lot 1 DP 1083569 and is commonly known as 65-67 Rochester Street, Homebush NSW 2140. The site is a corner block of land located on the western side of Rochester Street and the southern side of Abbotsford Road.

The subject property is square in shape with irregular dimensions of 39.63m in width and 45.72m in depth; totaling a site area of 1,811.55m^2.

The surrounding area is characterised by residential flat buildings and commercial premises with shop-top housing to the north and the immediate surrounding with low density residential developments. Homebush Railway Station and Homebush Public School are located 340m to the north, Strathfield Girls High School is approximately 470m to the south.

Strathfield Local Environmental Plan

The site is zoned R2 - Low Density Residential under the provisions of Strathfield LEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal satisfies all relevant objectives contained within the LEP.

Development Control Plan

The proposed development generally satisfies the provisions of Strathfield Consolidated DCP 2005. This is discussed in more detail in the body of the report.

Notification

The application was notified in accordance with Council's Community Participation Plan from 29 July 2021 to 26 August 2021, where no submissions were received during this period.

Conclusion

Having regards to the heads of consideration under Section 4.15 of the *Environmental Planning & Assessment Act 1979*, Development Application 2021/149 is recommended for approval subject to suitable conditions of consent.

Proposal

Council has received an application for the construction of an external deck and removal of glazing and landscaped areas in library building (Strathfield Council Library and Innovation Hub).

The proposed decking is 1.6m wide and 8m in length in dimension and is situated on an existing nature strip between the library's western ground floor wall and several parking spaces. The decking is intended to be used as an outdoor reading area for library visitors. Access to the outdoor area is obtained via two new sliding/bi-fold doors that are to be installed on the western external wall next to the children's area. As such, part of the existing window on the same elevation will be removed.

DA2021.149- 65-67 Rochester Street Homebush Lot: 1 DP: 1083569 (Cont'd)

Part of the proposed new area includes a brick wall which forms a perimeter around the deck. The perimeter wall is intended to provide safety for users of the decked area and buffer users from vehicles in the adjoining parking area.

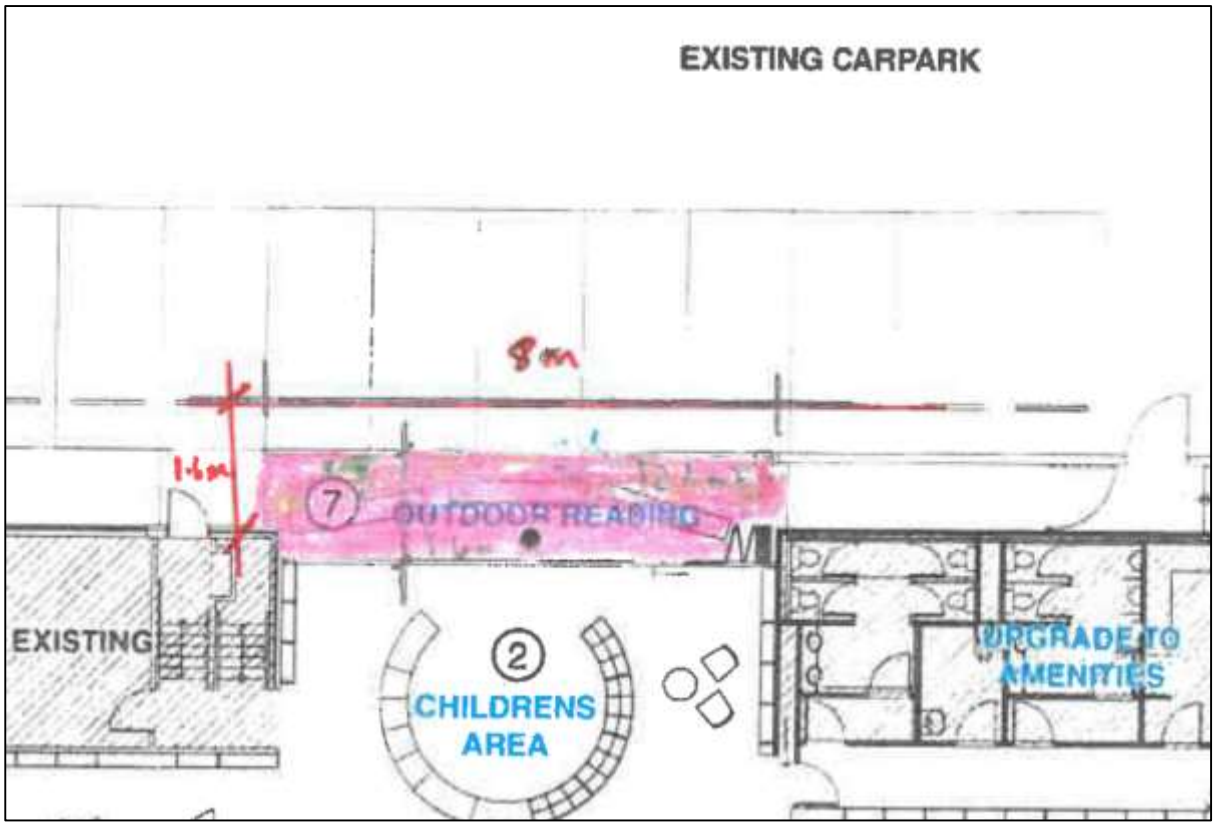


Figure 2. Extract of the provided floor plan with the proposed outdoor reading area shown in colour.

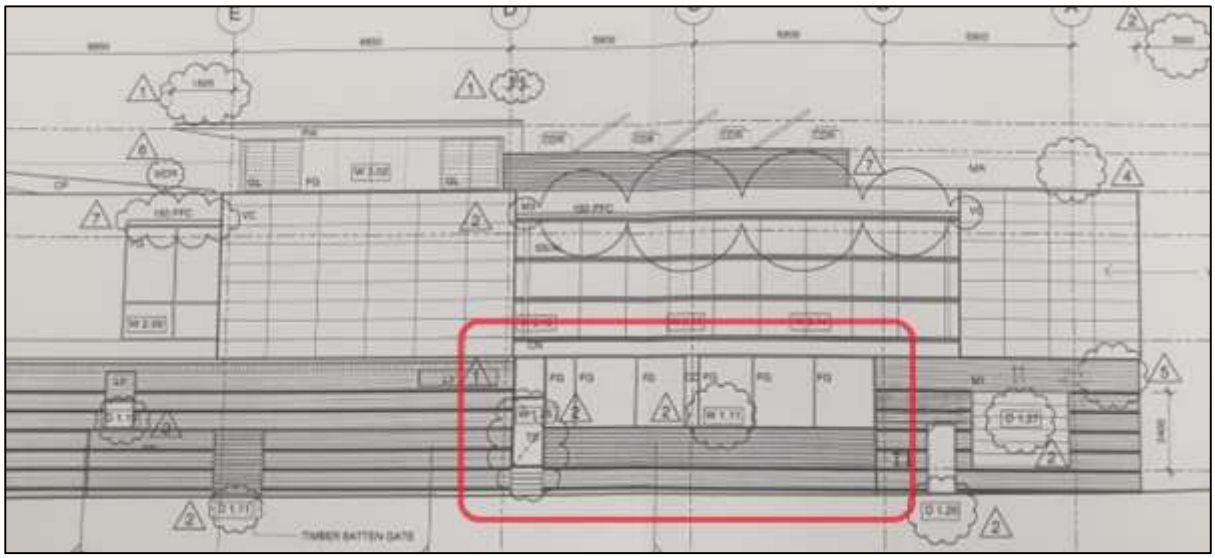


Figure 3. Extract of the provided western elevation with the subject development area outlined.

The Site and Locality

The subject is legally described as Lot 1 DP 1083569 and is commonly known as 65-67 Rochester Street, Homebush NSW 2140. The site is a corner block of land located on the western side of Rochester Street and the southern side of Abbotsford Road.

DA2021.149- 65-67 Rochester Street Homebush Lot: 1 DP: 1083569 (Cont'd)

The subject property is square in shape with irregular dimensions of 39.63m in width and 45.72m in depth; totaling a site area of 1,811.55m^2.

Figure 4. Closer aerial imagery of the subject site (outlined) and the immediate locality.

The current streetscape along Abbotsford Road is characterised by one and two-storey dwelling houses with a pocket of higher density residential flat buildings directly to the north-west of the site. Rochester Street also comprises predominantly single and two-storey dwelling houses. Further north, approximately 100m is the Homebush Village Town Centre which is primarily occupied by two-storey mixed use development comprising ground floor commercial premises and shop top housing above.

Background

22 July 2021 The subject DA was lodged.

29 July 2021 The application was put on public exhibition until 12 August 2021, where no submissions were received.

Due to the NSW Government Health Order following the COVID-19 outbreak in Greater Sydney, Council officers were unable to attend the site. Nevertheless, site visit photos of most recent application (DA2002/132/5) taken on 3 May 2021 and an aerial imagery website (i.e. Nearmap) with images captured 6 August 2021 were relied upon.

Section 4.15 Assessment – EP&A Act 1979

The following is an assessment of the application with regard to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

DA2021.149- 65-67 Rochester Street Homebush Lot: 1 DP: 1083569 (Cont'd)

(1) Matters for consideration – general

In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provision of:
(i) any environmental planning instrument,

State Environmental Planning Policies

Compliance with the relevant state environmental planning policies is detailed below:

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIES
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Yes
State Environmental Planning Policy No 55 - Remediation of Land	Yes
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Yes

SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

•All stormwater from the proposed development can be treated in accordance with Council's Stormwater Management Code and would satisfy the relevant planning principles of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND (SEPP 55)

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the available history for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations.

The objectives outlined within SEPP55 are considered to be satisfied.

STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of SLEP 2012 relating to the preservation of trees and vegetation.

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposed development does not result in the removal or loss of any trees or vegetation subject to the provision of this SEPP.

The aims and objectives outlined within the SEPP are considered to be satisfied.

Strathfield Local Environmental Plan

The development site is subject to consideration pursuant to the Strathfield Local Environmental Plan 2012

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

The subject site is zoned R2-Low Density Residential and the proposal is a permissible form of development with Council's consent.

Part 4 – Principal Development Standards

The nature of the proposal does not warrant an assessment against the provisions stipulated under this part of the SLEP 2012.

Part 5 – Miscellaneous Provisions

Heritage Conservation

The subject site is not listed as a heritage item or located within a heritage conservation area. However, the site is adjacent to a heritage conservation area known as Abbotsford Road Conservation Area ("C2").

The nature of the proposal does not necessitate consent to be obtained under Clause 5.10 of the SLEP 2012. For completeness, the proposed outdoor reading area is deemed of minor nature and will not adversely affect the heritage significance of the conservation area (Clause 5.10(1)(i) and (ii)).

It is considered that the proposed works, as amended and conditioned, satisfactorily address the provisions of this Clause.

Flood Planning

The subject site has been identified as being at or below the flood planning level. The minor and non-habitable nature of the proposed structure enables a consideration of the provisions under this clause to be made pre-construction stage by way of a condition of consent requiring a suitably qualified engineer to verify the feasibility of the floor level of the proposed structure against the flood levels. For clarification, a condition of consent will be imposed to ensure that the relevant flood levels will be taken into consideration and that the level proposed for the outdoor deck area is safe for use by the library patrons and that all ancillary tools (i.e. power outlets and other electronic equipment) are stored or at a level safe in the event of flooding.

Part 6 – Additional Local Provisions

Acid Sulfate Soils

The subject site is identified as having Class 5 Acid Sulfate Soils but is not located within 500m of a Class 1, 2 3 or 4 soils. An Acid Sulfate Soils Management Plan is not required as the works will not involve disruption of the water table

Earthworks

The proposal does not include any significant excavation or works below ground level. Any excavation for footings or levelling of the site is considered to be minor and will not have a detrimental impact on the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Essential Services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development

It is considered that the proposed development satisfies the aims, objectives and development standards, where relevant, of the Strathfield LEP 2012.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

There are no draft planning instruments that are applicable to this site.

(iii) any development control plan,

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within the DCP.

PART Q – URBAN DESIGN CONTROLS

Building Envelope and Form

The new outdoor deck area will maintain adequate setback from the neighbouring properties to the west of the site. The existing parking spaces separating the library from the residential properties will be retained providing a generous buffer between both land uses. Further, the proposed structure will not be visible from the street and subsequently will not impact on the existing streetscape.

As such, the proposed built-form is considered acceptable in this regard.

Visual and Acoustic Privacy

The proposed new outdoor deck area will not cause unreasonable amenity impacts to neighbouring residential developments. Furthermore, in line with the most recent consent that applies to the site (DA2002/132/5) which relates to extended operating hours of the library to facilitate 24-hours use, the new outdoor area will only be used during staffed hours. This is to maintain the quiet amenity of the residential area and alleviate any potential noise disturbance to neighbouring residential developments during the night and early morning.

The approved 24-hour operating hours in DA2002/132/5 has the following proposed staffed hours:

- Monday to Thursday – 9.30 AM to 6.30 PM,
- Friday – 9.30 AM to 6.00 PM, and
- Saturday and Sunday – 10.00 AM to 2.00 PM.

Landscaping and Open Space

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. In particular, the provision of open space for recreational needs of the occupier by providing privacy and shade.

DA2021.149- 65-67 Rochester Street Homebush Lot: 1 DP: 1083569 (Cont'd)

While the proposal will result in a minor loss of landscaping on the site, this is considered acceptable as the proposal offers an alternative space of enhanced amenity for users of the library and addresses the lack of outdoor space deemed to greatly benefit the quiet enjoyment of staff and patrons of the library.

No trees are proposed to be removed as part of the proposed development. The location of the outdoor area will not impact on the streetscape.

Parking

The proposed development will not result in a loss of parking. As such, the objectives and controls relevant to car parking remain satisfied.

Safety

Part of the proposal is a brick wall around the perimeter of the outdoor area that acts as a safety barrier from oncoming vehicles in adjoining parking area. Figure 5 shows the extent of where the masonry wall will be constructed at.

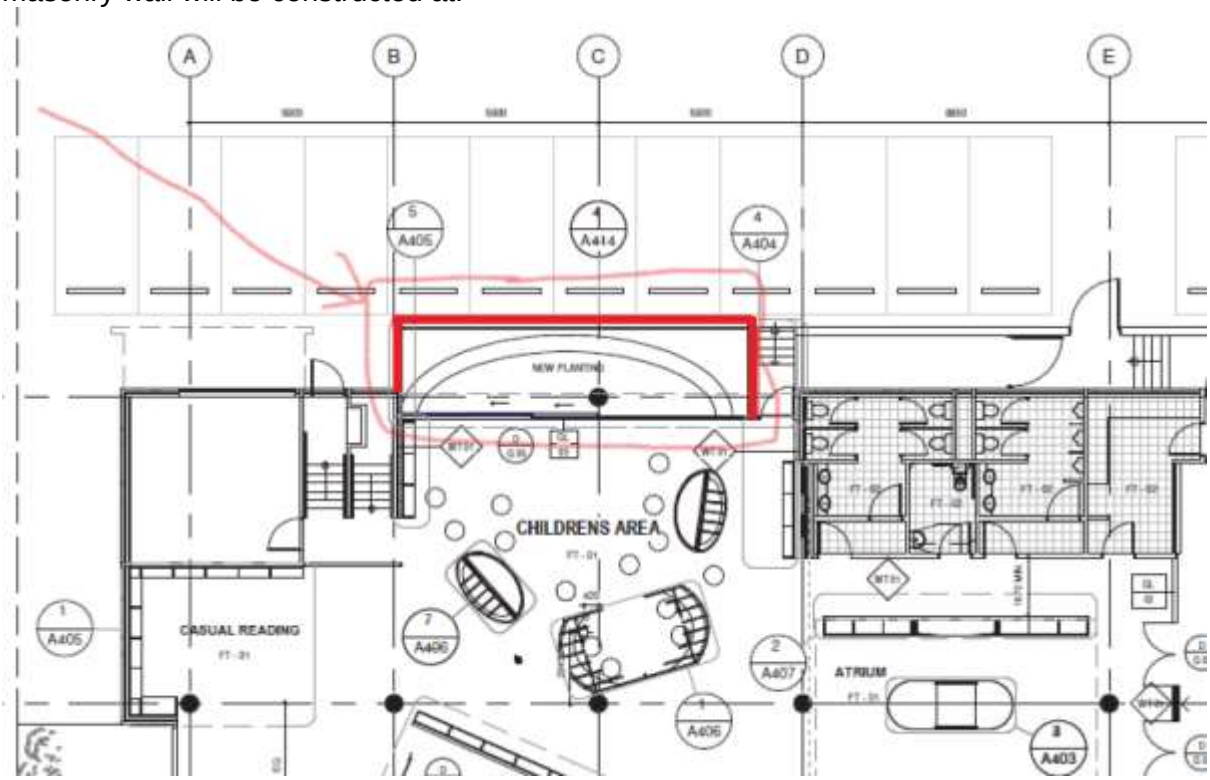


Figure 5. Extract of the concept design of the outdoor area in the submitted Statement of Environmental Effects, 17 June 2021.

PART H – Waste Management (SCDCP 2005)

To ensure that the provisions under this part of the SCDCP 2005 will be complied with, a condition of consent is recommended for a waste management plan to be prepared prior to receipt of a construction certificate.

(iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,

The requirements of Australian Standard *AS2601–1991: The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development involves a partial demolition of a building. Should this application be approved, appropriate conditions of consent may be imposed to ensure compliance with the requirements of the above standard.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposed development is of a scale and character that is in keeping with other developments being constructed in the locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environments or any negative social or economic impacts on the locality.

(c) the suitability of the site for the development,

It is considered that the proposed development is of a scale and design that is suitable for the site having regard to its size and shape, its topography, vegetation and relationship to adjoining developments.

(d) any submissions made in accordance with this Act or the regulations,

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. No submissions were received during this period.

(e) the public interest.

The proposed development is of a scale and character that does not conflict with the public interest.

Local Infrastructure Contributions

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).

STRATHFIELD INDIRECT SECTION 7.12 CONTRIBUTIONS PLAN

Section 7.12 Contributions are applicable to the proposed development in accordance with the Strathfield Indirect Development Contributions Plan as follows:

Based on the Cost of Works of $132,671.30 and in accordance with Council's s7.12 Indirect Contributions Plan, a contribution of 0.5% of the cost of works is applicable. In this regard, the contribution is as follows;

Local Amenity Improvement Levy	$663.36

DA2021.149- 65-67 Rochester Street Homebush Lot: 1 DP: 1083569 (Cont'd)

Conclusion

The application has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, the provisions of the SLEP 2012 and SCDCP 2005.

Following detailed assessment it is considered that Development Application No. 2021/149 be approved, subject to the conditions of consent.

Signed: **Date: 20 September 2021**

P Santos
Development Assessment Planner

☒ I confirm that I have determined the abovementioned development application with the delegations assigned to my position.

☒ I have reviewed the details of this development application and I also certify that Section 7.11/7.12 Contributions are applicable to this development and have been levied accordingly.

Report and recommendations have been peer reviewed and concurred with.

Signed: **Date: 23 September 2021**

K Lindeberg
Executive Manager, Landuse Planning & Development

RECOMMENDATION

The following conditions of consent are imposed for the following reasons:

(a) To ensure compliance with the terms of the relevant Environmental Planning Instrument and/or Building Code of Australia and/or Council's codes, policies and specifications.
(b) To protect the environment.
(c) To ensure that there is no unacceptable impact on the amenity of the area, or to private and public property.
(d) It is in the public interest.

DEVELOPMENT DETAILS

1 **Approved Plans & Documentation**

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
Proposed Outdoor	-	29/6/2021 – received by	-	-

Reading Area		Council on 22/07/2021		
Elevations Sheet 2	A10	18/04/2003 – received by Council on 22/07/2021	D	Brewster Hjorth

SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

2 **Section 138 Roads Act 1993 and Section 68 Local Government Act 1993**

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993 for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

(a) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

(b) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;

(c) Establishing a "works zone";

(d) Placing or storing materials or equipment;

(e) Placing or storing waste containers or skip bins;

(f) Stormwater & ancillary to public infrastructure on private land

(g) Erecting a structure or carrying out work

These separate activity approvals (a)-(g) must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

(h) Pumping water from the site into the public road;

(i) Constructing a vehicular crossing or footpath;

(j) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);

(k) Stormwater & ancillary works in the road reserve; and

(l) Pumping concrete from a public road;

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the activities commencing.

The relevant Application Forms for these activities can be downloaded from Council's website www.strathfield.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

REQUIREMENTS OF CONCURRENCE, INTEGRATED & OTHER GOVERNMENT AUTHORITIES

3 **Sydney Water – Tap in ™**

The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap in™ agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

4 **Flood Prone Land**

Flood Impact Assessment Statement/Certification from a suitably qualified engineer in accordance with Council's Interim Flood Prone Land Policy is to be submitted to the certifying authority prior to issue of a construction certificate.

5 **Fees to be Paid**

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.strathfield.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact council prior to the payment of s7.11 or s7.12 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	$ 464.35
Security Damage Deposit	$ 5,250.00
Administration Fee for Damage Deposit	$ 130.00

DEVELOPMENT CONTRIBUTIONS	
Strathfield Section 94A Indirect Development Contributions Plan 2017	$ 663.36

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

A Section 7.12 contribution has been levied on the subject development pursuant to the Strathfield Section 94A Indirect Development Contributions Plan.

Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the relevant Development Contributions Plan.

Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *current Development Contributions Plans* may be inspected at Council's Customer Service Centre at 65 Homebush Road, Strathfield or on Council's website www.strathfield.nsw.gov.au.

6 **Required Design Changes**

The following changes are required to be made and shown on the Construction Certificate plans:

Approved Plans	No part of the existing parking spaces are to be encroached by the new outdoor decking and ancillary structures (i.e. wall).

7 **Damage Deposit – Minor Works**

In order to insure against damage to Council property the following is required:

(a) Pay Council, before the issue of the Construction Certificate, a damage security deposit for the cost of making good any damage caused to any Council property as a result of the development: $663.36.

(b) Pay Council, before the issue of the Construction Certificate, a non-refundable administration fee to enable assessment of any damage and repairs where required: $130.00.

(c) Submit to Council, before the commencement of work, a photographic record of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will inspect the public works, and the damage deposit will be refunded in full upon completion of work where no damage occurs. Otherwise the amount will be either forfeited or partly refunded according to the amount of damage.

8 **Site Management Plan**

A Site Management Plan detailing all weather access control points, sedimentation controls, waste management plans, fencing, builder's site sheds office, amenities, materials storage and unloading arrangements must be submitted with the application for the Construction Certificate.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be kept on site and is to be made available upon request.

9 **Erosion & Sedimentation Control**

Erosion and sediment controls must be provided to ensure:

(a) Compliance with the approved Erosion & Sediment Control Plan

(b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval)

(c) All clean water run-off is diverted around cleared or exposed areas

(d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways

(e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works

(f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway

(g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar

(h) Compliance with Managing Urban Stormwater – Soils and Construction (Blue Book) produced by Landcom 2004.

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

10 **Waste Manage Plan (WMP)**

Prior to the issue of a Construction Certificate, a Waste Management Plan (WMP) must be submitted and it must comply with the requirements contained within Part H of Strathfield Development Control Plan 2005 (DCP 2005). A WMP will become part of any development consent issued and aims to facilitate better waste management, waste minimization and resource recovery.

The WMP is an important planning document that will not only be utilised as part of the development application process, but during construction and for the ongoing use of the development. The WMP will continue to apply as a working reference for the life of the development.

At least one copy of the WMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

11 **Tree Removal/Pruning Prohibited**

This consent does not approve the removal or pruning (branches or roots) of any trees on the subject property, Council's public footway, public reserves or on neighbouring properties.

DURING CONSTRUCTION

12 **Site Sign – Soil & Erosion Control Measures**

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

13 **Hours of Construction for Demolition and Building Work**

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Friday and 8:00am to 1:00pm on Saturdays. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Where the development involves the use of jack hammers/rock breakers and the like, or other heavy machinery, such equipment may only be used between the hours of 7:00am to 5:00pm Monday to Friday only.

Note: A penalty infringement notice may be issued for any offence.

14 **Building Materials – Flood Prone Land**

All building materials used to construct the outdoor reading area must be constructed using flood proof materials as required, when necessary, by the Flood Impact Assessment Statement/Certificate and this must be specified by the manufacturer. All electrical services must also be located above this level. The applicant should refer to the NSW Government Public Reducing Vulnerability of Buildings to Flood Damage – Guidance on Building in Flood Prone Areas, Chapter 4.3.

OPERATIONAL CONDITIONS (ON-GOING)

15 **Hours of Operation**

The approved hours to use the outdoor reading area are the following:

- Monday to Thursday – 9.30 AM to 6.30 PM,
- Friday – 9.30 AM to 6.00 PM, and
- Saturday and Sunday – 10.00AM to 2.00 PM.

16 **Outdoor Lighting**

To avoid annoyance to the occupants of adjoining premises or glare to motorist on nearby roads, outdoor lighting must comply with *AS 4282-1997*: *Control of the obtrusive effects of outdoor lighting*.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

17 **Requirement for a Construction Certificate**

The erection of a building must not commence until a Construction Certificate has been issued.

18 **Appointment of a PCA**

The erection of a building must not commence until the applicant has:

(a) appointed a PCA for the building work; and

(b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

(c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the Home Building Act 1989) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and

(d) notify the PCA of the details of any such appointment; and

(e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

19 **Occupation Certificate**

A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

PRESCRIBED CONDITIONS

20 **Clause 98 – Building Code of Australia & Home Building Act 1989**

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the Home Building Act 1989 relates, there is a requirement for a contract of insurance to be in force before any work commences.

21 **Clause 98A – Erection of Signs**

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PCA and the Principal Contractor.

ADVISORY NOTES

I. Review of Determination

Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney East Planning Panel or the Land & Environment Court.

II. Appeal Rights

Division 8.3 (Reviews and appeals) Part 8 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.

III. Lapsing of Consent

This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.

IV. Access to NSW Legislations (Acts, Regulations and Planning Instruments)

NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au

V. Long Service Levy

The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at http://www.longservice.nsw.gov.au.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site https://online.longservice.nsw.gov.au/bci/levy. Payments can only be processed on-line for the full levy owing and where the value of work is between $25,000 and $6,000,000. Payments will be accepted for amounts up to $21,000, using either MasterCard or Visa.

VI. Site Safety Fencing

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high risk work license may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au

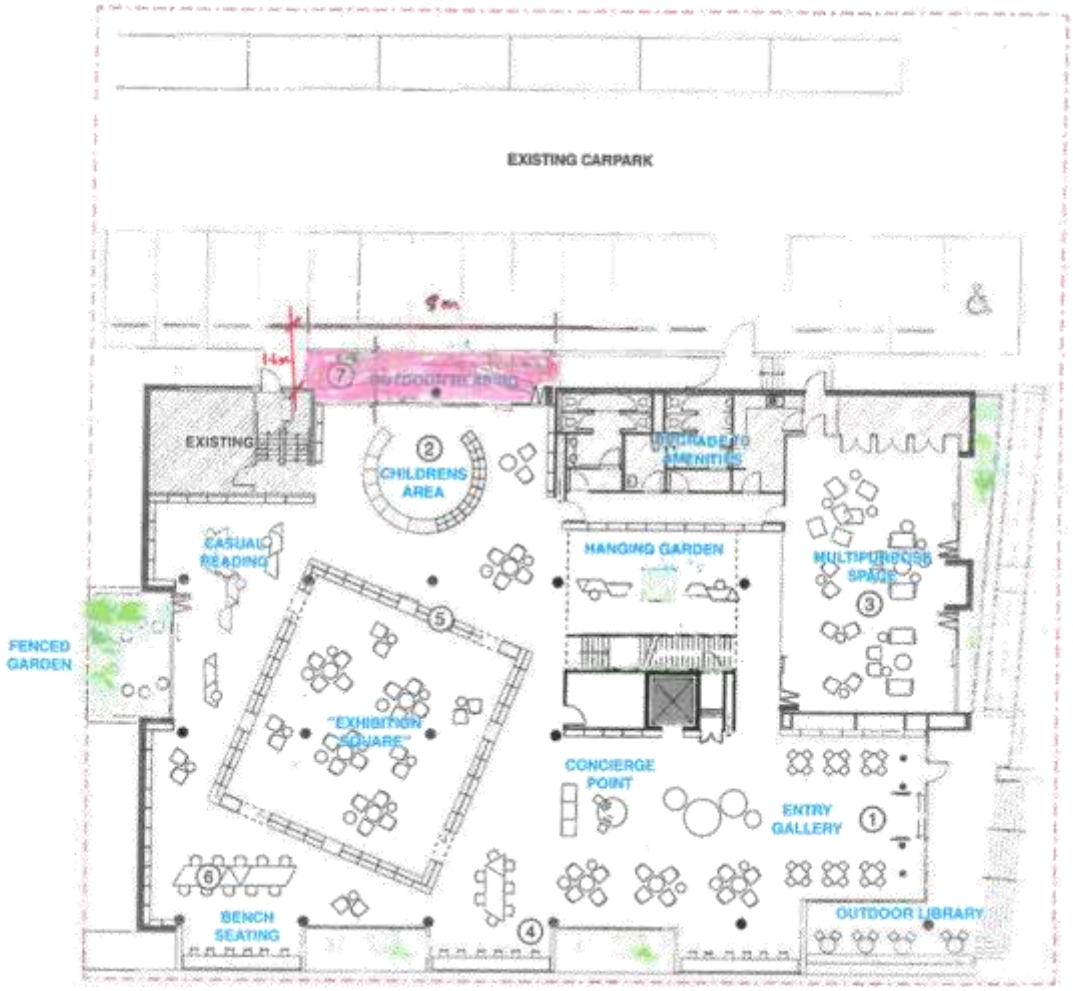
ATTACHMENTS

1. Site Map- Attachment 1
2. Consolidated Plans


N
Extent of Notification
Subject Development Site
Submissions
Location Map
Note: Maps are not to scale
ABBOTSFORD RD
ROCHESTER ST
MELROSE ST

.EVEL

)ENT AND MATERIAL REFERENCES

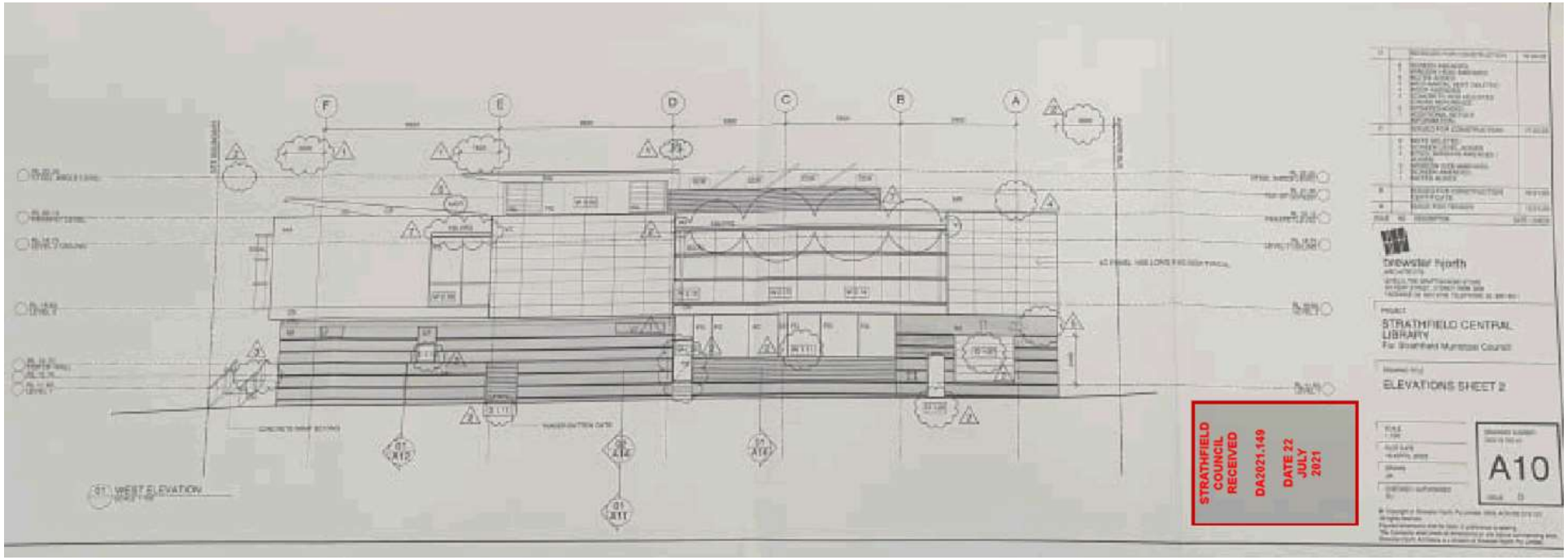


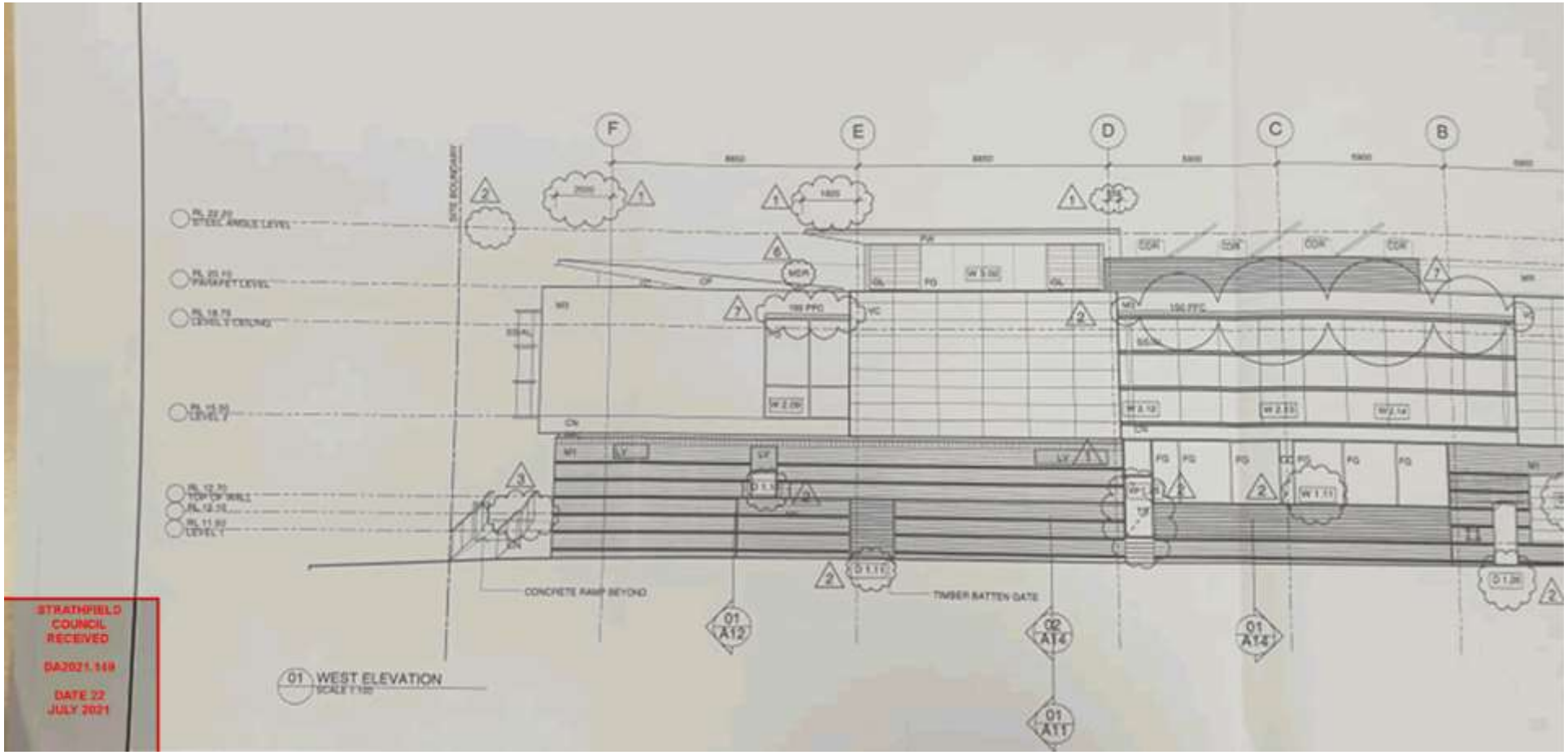
Ground Floor

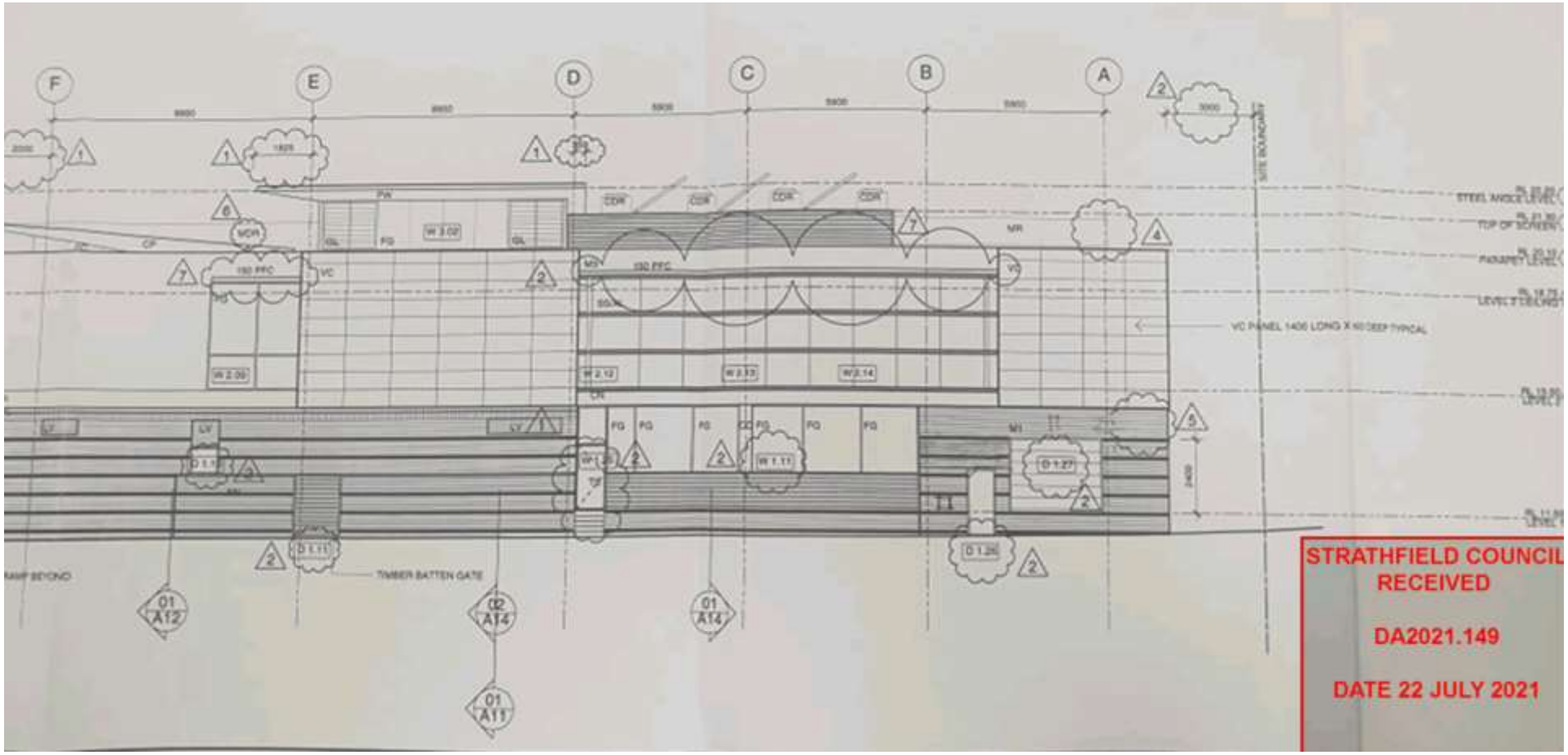
SHEETH

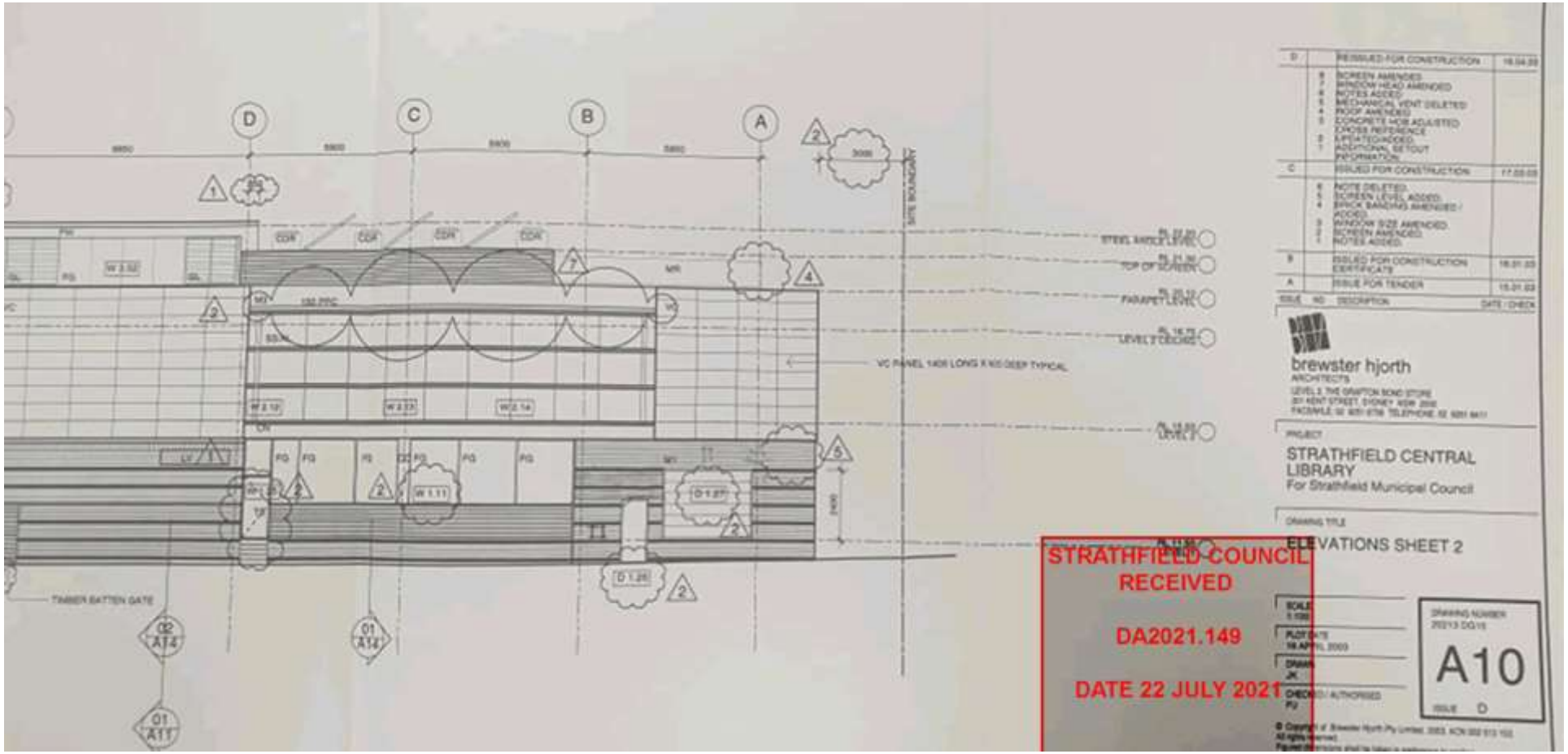
STRATHFIELD LIBRARY

Proposed outdoor reading area. DATE 29/6/21


F
E
D
C
B
A
01 WEST ELEVATION
STRATHFIELD COUNCIL RECEIVED DA2021.149 DATE 22 JULY 2021
Brewster Hjorth
STRATHFIELD CENTRAL LIBRARY
ELEVATIONS SHEET 2
A10


F
E
D
C
B
SITE BOUNDARY
STEEL ANGLE LEVEL
PARAPET LEVEL
LEVEL 7 CEILING
LEVEL 7
TOP OF WALL
LEVEL 1
CONCRETE RAMP BEYOND
TIMBER BATTEN GATE
01 WEST ELEVATION
SCALE 1:100
STRATHFIELD COUNCIL RECEIVED
DA2021.169
DATE 22 JULY 2021


F
E
D
C
B
A
TIMBER BATTEN GATE
STRATHFIELD COUNCIL
RECEIVED
DA2021.149
DATE 22 JULY 2021


D
C
B
A
SITE BOUNDARY
STEEL ROOF LEVEL
TOP OF SCREEN
PARAPET LEVEL
LEVEL 2 DECK
LEVEL 1
VC PANEL 1400 LONG X 600 DEEP TYPICAL
TIMBER BATTEN GATE
02 A14
01 A14
01 A11
brewster hjorth
ARCHITECTS
PROJECT
STRATHFIELD CENTRAL LIBRARY
For Strathfield Municipal Council
DRAWING TITLE
ELEVATIONS SHEET 2
STRATHFIELD COUNCIL
RECEIVED
DA2021.149
DATE 22 JULY 2021
A10

TO: **Strathfield Local Planning Panel Meeting - 7 October 2021**

REPORT: **SLPP – Report No. 32**

SUBJECT: **DA2018/32/2 - 195 PARRAMATTA ROAD, HOMEBUSH WEST - LOT 1 DP 34615**

DA NO. **DA2018/32/2**

SUMMARY

Proposal:	S4.55(2) modification application for an additional basement level (Basement 3), setback changes to Basements 1 and 2 and adjustment of fire stairs to an approved five (5) storey hotel.
Applicant:	Wentworth Freehold P/L
Owner:	Wentworth Freehold P/L
Date of lodgement:	28 July 2021
Notification period:	2 to 18 August 2021
Submissions received:	Nil
Assessment officer:	M Rivera
Estimated cost of works:	$21,965,900.00
Zoning:	B6 Enterprise Corridor – SLEP 2012
Heritage:	Heritage item – Wentworth Hotel – I62
Flood affected:	No
Is a Clause 4.6 variation proposed?	No
Extent of the variation supported?	N/A
RECOMMENDATION OF OFFICER:	**APPROVAL**

EXECUTIVE SUMMARY

The Strathfield Local Planning Panel (SLPP) granted deferred commencement approval to development application (DA2018/32) on 1 November 2018. This application was seeking approval for the demolition of an existing carpark and construction of a five (5) storey hotel, comprising ground floor facilities and 152 hotel suites over two (2) levels of basement car parking, subdivision of existing lot into two (2) lots and the creation of a stratum subdivision to enable car parking access for the Wentworth Hotel. Upon receiving and reviewing documentation required by the deferred commencement conditions, Council confirmed that the deferred commencement matters have been satisfied via letter correspondence to the applicant on 2 April 2020.

On 28 July 2021, the subject Section 4.55(2) modification application was lodged to Council, which seeks approval for an additional basement level (Basement 3), setback changes to Basements 1 and 2 and adjustment of fire stairs to an approved five (5) storey hotel.

The subject application was publicly notified on 2 to 18 August 2021, in accordance with Strathfield Council's Community Participation Plan (CPP). No submissions were received during this period.

Given that the proposed modification solely relates to an additional basement level and changes to the approved basement level, the proposal generally reflects a similar compliance as the approved development, with regard to the relevant matters for planning consideration under the *Environmental Planning and Assessment Act 1979* including provisions under the Strathfield Local Environmental Plan 2012 (SLEP 2012), site specific DCP 20 – Parramatta Road Corridor and Strathfield DCP 2005.

It is noted that the approved development involved the following contraventions to development standards under the SLEP 2012:

- Building Height – 16.75m (4.9%); and
- Floor Space Ratio (FSR) – 2.25:1 (44%).

The nature and location of the proposal, being contained within the basement levels only, maintains these variations and does not result in further contravention of any development standard or control under Council policy. Accordingly, the proposed modification has sufficient planning and design merit, involves acceptable and reasonable impacts and is considered supportable and is recommended for approval.

The application was referred to the SLPP as the modification application involves works within a site containing a heritage item as well as pre-existing approved variations to the maximum building and FSR development standards under the SLEP 2012.

SECTION 4.55 OF THE EP&A ACT 1979

Section 4.55 of the *Environmental Planning and Assessment Act 1979* states as follows:

> ***"4.55 Modifications of consents – generally***
>
> ***(2) Other modifications***
> *A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:*
> *(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
> *(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
> *(c) it has notified the application in accordance with:*
> *(i) the regulations, if the regulations so require, or*
> *(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
> *(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*
>
> *Subsections (1) and (1A) do not apply to such a modification."*

With regards to subclause 'a', it is considered that the modifications sought as part of this application are substantially the same development as the development for which the consent was originally granted for. The proposed modification maintains the use of the approved hotel and the shape and orientation of this building are generally consistent with the approved outcome. The proposal only relates to an additional basement level and changes to the approved basement

levels – thereby ensuring the overall architectural expression, aesthetic and presentation of the proposed modification is near identical to the approved development. The modifications sought are below ground and will not be discernable when viewed from public domain or adjoining properties. The additional setbacks of the approved basement levels is considered an improved outcome – providing a reduced footprint. The additional excavation required for the third basement level has been evaluated and is considered a supportable balanced outcome that provides additional parking to support the approved development. Any potential impacts in relation to this excavation can be mitigated and managed through the imposition of modified consent conditions.

With regards to subclause 'b', concurrence was not required from any external referrals. It is noted that referrals were sought from Roads and Maritime Services (RMS) and Water NSW to obtain advice in relation to the proposal and to confirm any new/modified conditions are to be applied to support the changes.

With regards to subclause 'c' and 'd', the application was notified for at least 14 days, in accordance with Strathfield Council's Community Participation Plan. No submissions were received during notification period.

Clause 4.55(3) of the *Environmental Planning and Assessment 1979* states the following:

> *(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*

The reasons for granting consent for the approved development were as follows:

> *"The Panel notes the applicant tabled an amended Clause 4.6 request to vary to floor space ratio control and the re-calculations were agreed to by Council's Planners.*
>
> *The Panel is satisfied that the amended Clause 4.6 request to contravene the floor space ratio under Clause 4. 4 of the SLEP2012 is well founded and the variation is justified in the circumstances of the case and the objectives of the standard and zone are met.*
>
> *The Panel is also satisfied that the Clause 4.6 request to vary the height standard under Clause 4.3 of the SLEP2012 is well founded and a contravention in the circumstances of this case is well founded and meets the standards objective and zone objectives.*
>
> *Having considered the Council Officer's report and recommendation and submissions made during the exhibition and with the benefit of a site inspection the Panel has determined the application be approved subject to a deferred commencement requiring amended plans to satisfy the parking access and landscaping requirements detailed In the officer's recommended conditions. This is to provide certainty in the final built form as the plans will require amending to satisfy the Deferred Commencement conditions."*

The proposed modification retains the approved land use as a hotel. The nature of the proposed modification ensures that any changes reflect a similar compliance as the approved development, with regard to the relevant planning provisions and considerations, including those under the SLEP 2012 and DCP 20 – Parramatta Road Corridor. As mentioned above, the approved contraventions to the maximum building height and FSR development standards will not be altered by the proposal. The overall essence and fundamental nature of the development, as approved, will remain mostly unchanged.

The additional basement level and changes to the basement levels provides additional parking to support the development and facilitates a more rational arrangement of parking amenities and

circulation spaces underground whilst reducing the approved basement footprint and encroachment.

The scale and massing of the proposed modification when viewed above ground are considered identical to the approved development and generally reflective of existing and approved multi-storey residential development within the surrounding locality and demonstrates consistency within the streetscape.

The proposed modification was evaluated against the above reasons provided by SLPP for granting development consent. In light of the above considerations, these reasons remain applicable to the proposed modification.

BACKGROUND

1 November 2018	Development application (DA2018/32) was granted deferred commencement approval by the SLPP. The application was seeking approval for the demolition of an existing carpark and construction of a five (5) storey hotel, comprising ground floor facilities and 152 hotel suites over two (2) levels of basement car parking, subdivision of existing lot into two (2) lots and the creation of a stratum subdivision to enable car parking access for the Wentworth Hotel.
2 April 2020	Council provided correspondence to the applicant – confirming the deferred commencement conditions have been satisfied.
28 July 2021	The subject modification application was lodged to Council.
2 August 2021	The application was publicly notified and advertised for a minimum period of 14 days as per the CPP, with the last date for public submissions being 18 August 2021. No submissions were received during this period.
13 and 16 September 2021	Referral comments from WaterNSW and NSW RMS were provided to Council.

Note: Due to the NSW Government's Public Health Orders in response to the COVID-19 outbreak in greater Sydney, Council officers were unable to attend the site. The application has been assessed utilising Council's geographic information systems data and other available information relating to the existing site conditions.

DESCRIPTION OF THE PROPOSED MODIFICATION(S)

The proposed modification involves the following components:

- An additional basement level (Basement Level 3), which comprises basement parking. It will result in increased basement parking from 131 to 162 spaces (net increase of 31 spaces).
- Additional setbacks for the eastern sections of Basement Levels 1 and 2 including reconfiguration of approved layout. It is noted that the onsite detention (OSD) tank in Basement Level 1 was relocated to a hardstand area comprising the eastern portion of the hotel car park.
- A minor adjustment to the configuration of the basement fire stairs in the south-eastern corner.

The applicant provided the following justification for these changes:

"Additional basement parking

The proposed additional parking in the basement was incorporated to ensure the success of the development. Further, traffic signals are proposed at the Parramatta Road/Flemington Road intersection, which will result in the loss of kerbside parking adjacent to the site in Flemington Road. The southbound traffic lane in Flemington Road is to be line-marked with a width of 3.5m, requiring kerbisde parking to be removed. This loss of kerbside parking immediately adjacent to the site will be offset by the proposed increase in off-street car parking.

Basement setback/revised layout

The basement is proposed to be set back from the eastern boundary in order to retain access to the existing Wentworth Hotel throughout the construction period. The layout is being revised slightly to match the increased setback and to make construction more efficient.

Change to fire stair

The fire stair was reconfigured to be in the same configuration in the basement and on the ground floor. This was a technical change."

Plans showing the approved and proposed basement levels and ground floor level are provided in Figures 1 to 7 below.

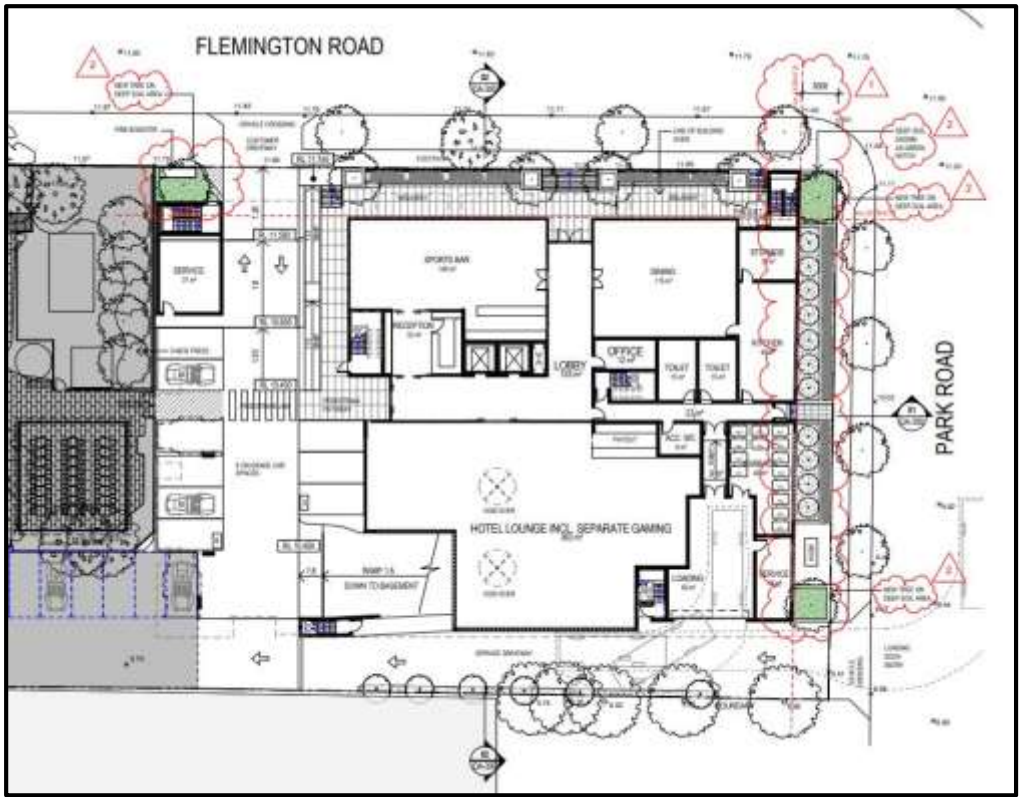


Figure 1: Approved Ground Floor

DA2018/32/2 - 195 Parramatta Road, Homebush West - Lot 1 DP 34615 (Cont'd)

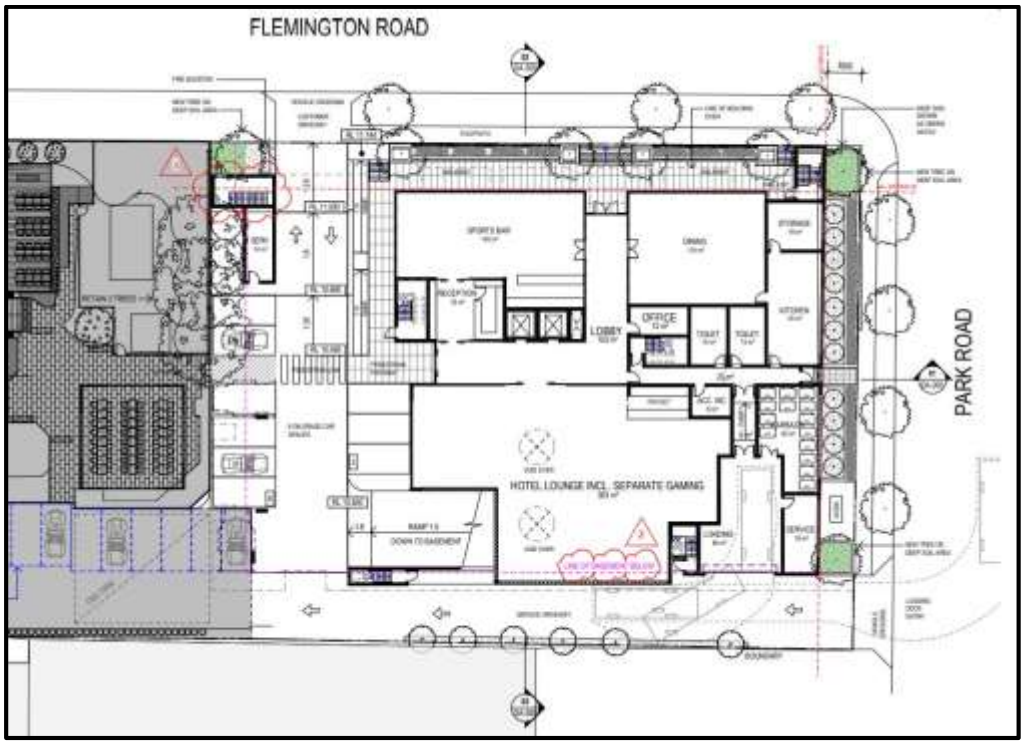


Figure 2: Proposed Ground Floor

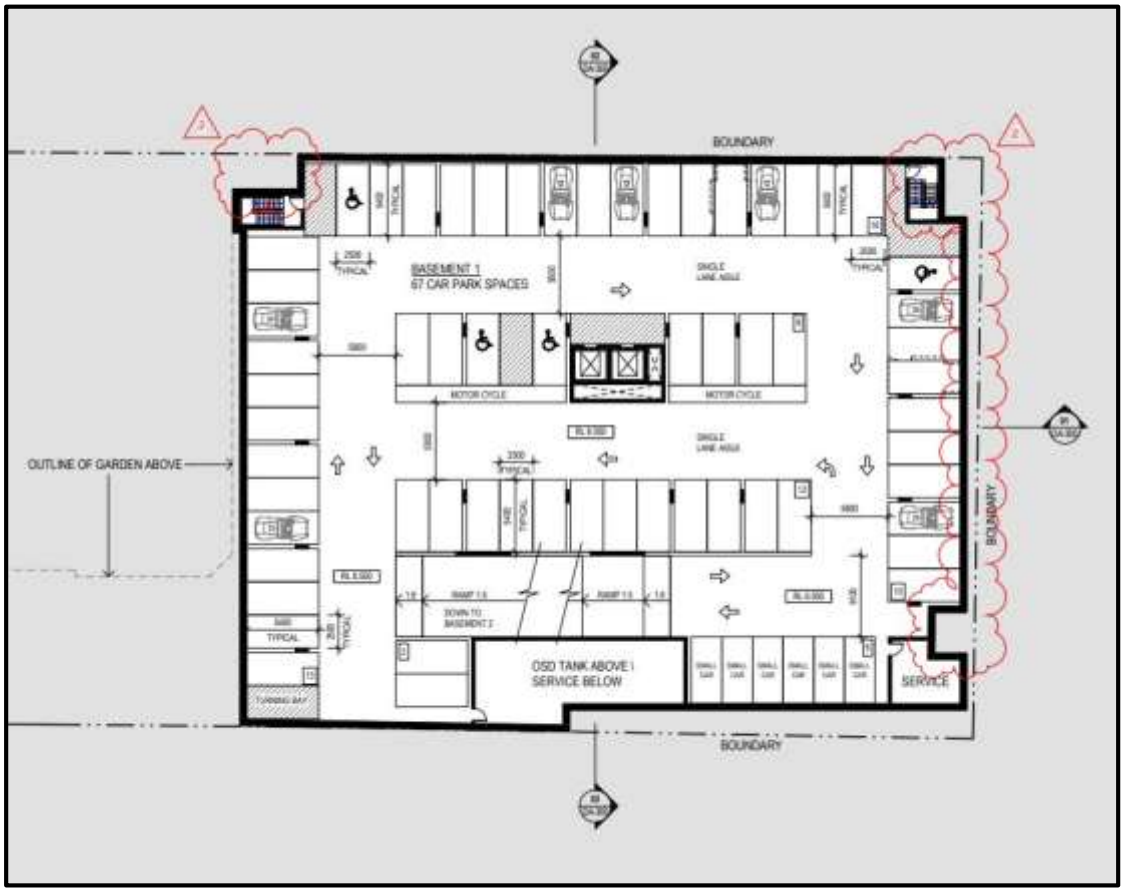


Figure 3: Approved Basement 1

DA2018/32/2 - 195 Parramatta Road, Homebush West - Lot 1 DP 34615 (Cont'd)

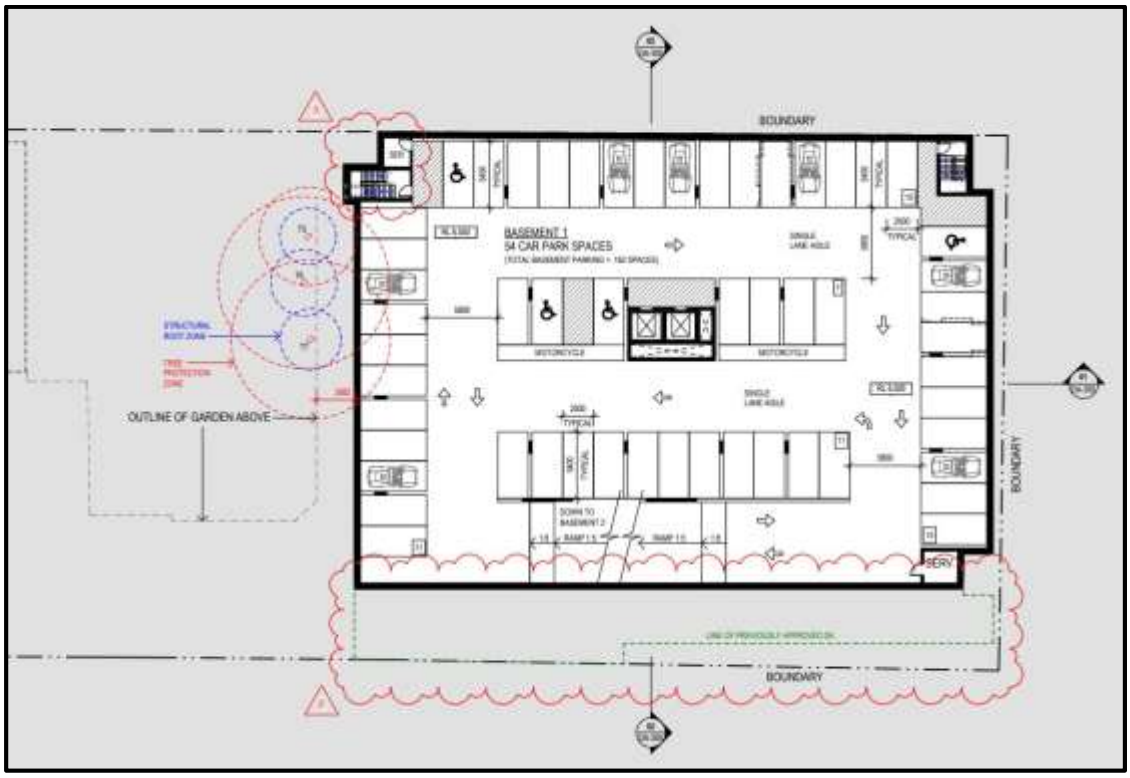


Figure 4: Proposed Basement 1

Figure 5: Approved Basement 2

DA2018/32/2 - 195 Parramatta Road, Homebush West - Lot 1 DP 34615 (Cont'd)

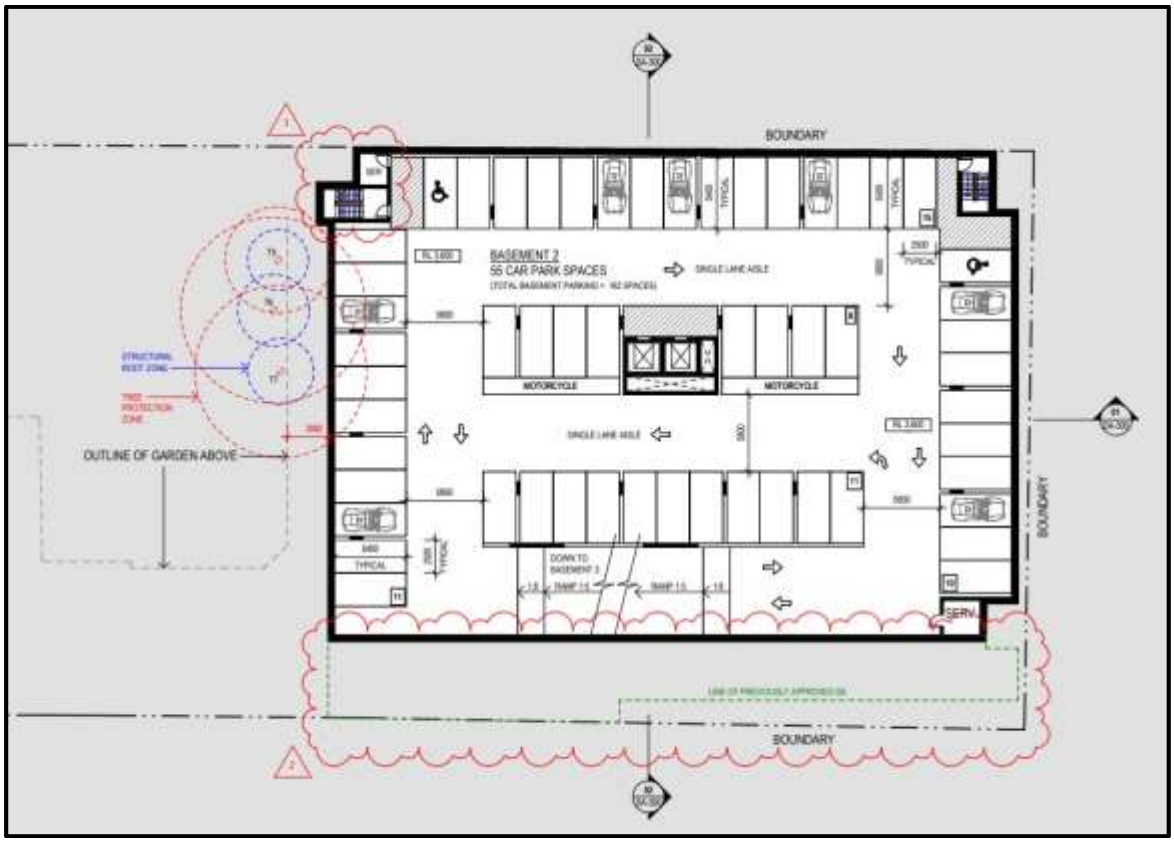


Figure 6: Proposed Basement 2

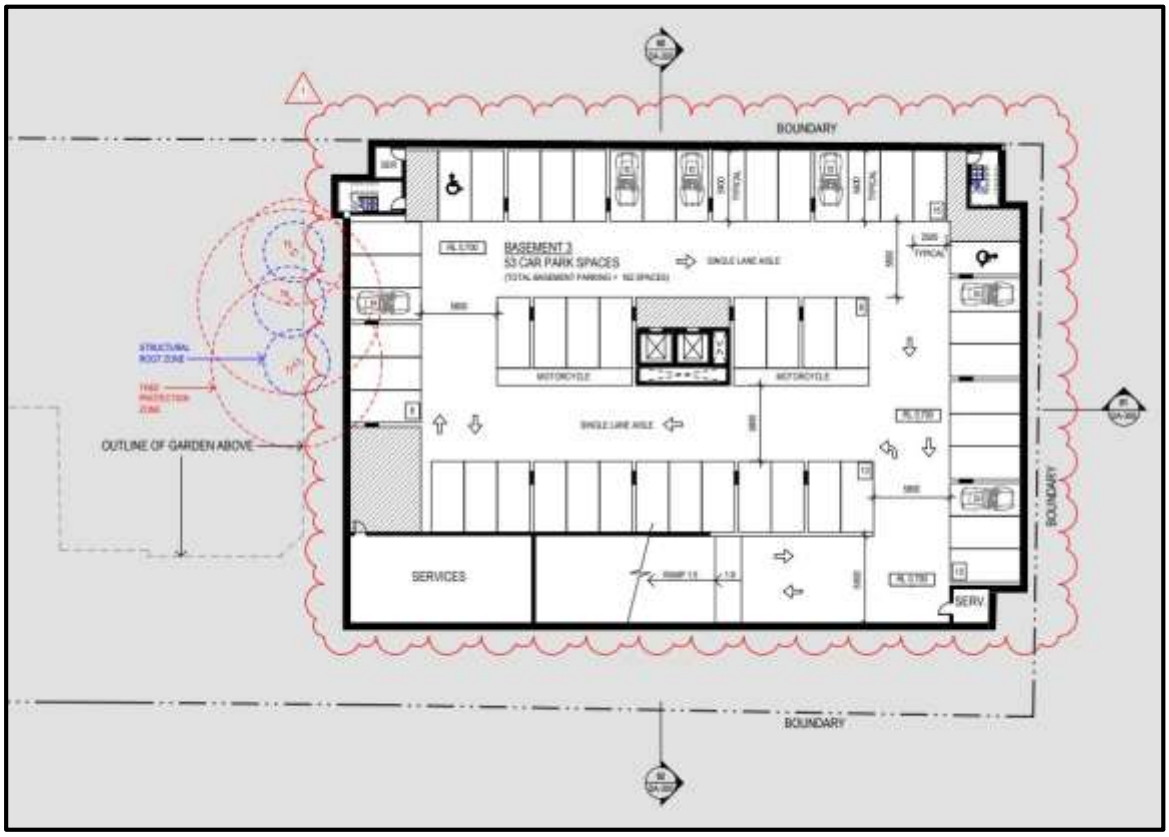


Figure 7: Proposed Basement 3

DA2018/32/2 - 195 Parramatta Road, Homebush West - Lot 1 DP 34615 (Cont'd)

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 1 in DP 34615 and is commonly known as No. 195 Parramatta Road, Homebush West. The site is located on the northern side of Parramatta Road and has a total area of 5,388m^2 (refer to Figure 8).

The site is generally rectangular in shape with frontage of 51.51m to Parramatta Road to the south, frontage of 43.63m to Park Road to the north, frontage of 121.92m to Flemington Road to the west, and non-linear eastern side boundary of 122.94m. The site has a cross fall of approximately 2.2m from the western side boundary to the eastern side boundary.

Existing development on the site is comprised of the heritage listed Wentworth Hotel on the southern portion of the site with frontage to Parramatta Road and associated at-grade car park at the rear for eighty-five (85) vehicles. Approval for additional ten (10) at-grade car parking spaces has been approved on the eastern side of the existing hotel under DA2015/81/1 (approved 4/04/2018).

The site contains a number of mature trees including along the Park Road frontage, to the north and west of the heritage listed hotel, and along the eastern side boundary at the rear. The site benefits from vehicular access off Flemington Road.

The surrounding area is characterised by the following:

- North: M4 Motorway. To the north of the M4 is a mixture of land uses comprised of industrial land (general and light), electricity infrastructure, medium density residential and small pockets of land zoned public recreation.
- East: Land zoned B6 – Enterprise corridor developed generally with light industrial and warehouse and distribution centres.
- South: Paddy's markets and Sydney Markets on the southern side of Parramatta Road, opposite the site.
- West: Single detached dwelling houses fronting Flemington Road and inter-war Bungalows within the Welfare Street Conservation Area to their rear. Land to the west of the site bounded by Parramatta Road, Centenary Drive and the M4 Motorway is zoned B6-Enterprise Corridor and is located.

Figure 9: Subject site (shown in yellow) and surrounding context

REFERRALS

INTERNAL REFERRALS

Development Engineer Comments

Council's Development Engineer noted that no amended stormwater plans were provided as part of the proposal. No objection was raised with regard to the relocation of the OSD tank.

Manager – Environmental Services Comments

Council's Manager – Environmental Services reviewed the application, specifically with regard to ground disturbance, land contamination and acid sulfate soils, and provided the following comments:

> *"There is no issue with the additional basement and excavation required.*
>
> *It is recommended that the following conditions are included in the modified consent to address potential acid sulfate soil issues:*
>
> *Special condition:*
>
> 1. *Site is to demonstrate compliance with NSW EPA Waste Classification Guidelines - Part 4 Acid Sulfate Soils.*
>
> *Standard condition:*
>
> *8.5 Acid Sulfate Soils (CC8005)*
>
> *A detailed acid sulfate soil assessment is required. This is to be carried out by a suitably qualified person and in accordance with the acid sulfate soils assessment guidelines (ASSMAC August 1998). The detailed assessment is to demonstrate that the site is suitable for the approved development. The detailed assessment shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate."*

No objections were raised, subject to the imposition of recommended and modified conditions of consent.

Heritage Advisor Comments

Council's Heritage Advisor provided the following commentary with regard to the proposed modification:

> *"It is highly unlikely that any additional traffic movement generated by increasing the parking on site will impact on the heritage significance of the adjoining conservation area and hotel.*
>
> *On balance, the additional basement can be supported on the provision that the accompanying recommendations within the GEO Geotechnical Report, dated 19 July 2021 and prepared by JKGeotechnics, are adopted and implemented in full.*
>
> *This report includes recommendations that will protect the adjoining heritage properties including obtaining dilapidation reports for surrounding properties prior to commencement of works."*

Council's Heritage Advisor offered no objections to the proposed modification, subject to the imposition of recommended and modified conditions of consent.

Traffic Manager Comments

Council's Traffic Manager provided the following commentary with regard to the proposed modification:

> *"On-site parking provision*
> *Council's DCP Part I Clause 3.9.3 stipulates the following on-site parking requirement:*
> *One (1) space per 3.5m^2 licensed floor area plus 1 space per room or motel unit.*
> *The approved development which contains 152 hotel rooms, 140m^2 sports bar, 115m^2 restaurant and lounge and 363m^2 gaming room yields a minimum on-site parking requirement of 329 spaces. The approved on-site parking provision of 157 spaces results in a shortfall of 172 spaces, in accordance with Council's CDCP.*
>
> *The significant undersupply of on-site parking was accepted taking into consideration of the existing site parking undersupply and underutilization.*
>
> *The S4.55 proposes to increase the basement parking supply from the approved 131 to 162 which would bring the overall parking provision from the approved 157 to 188. This on-site parking increase would by no means result in any surplus but reduce the previous undersupply gap and hence is considered acceptable.*
>
> *Traffic generation*
> *GTTGD does not stipulate traffic generation rates for hotels, due to a large variation in the traffic generation rates of hotels surveys. The traffic generation was previously estimated adopting motel traffic generation rates at 0.4 trips per unit during evening peak hours. The S4.55 does not alter the overall hotel units and hence the traffic generation remains at a comparable level.*
>
> *With the proposed traffic signal at the intersection of Parramatta Road and Flemington Street which improves the intersection capacity and efficiency, the additional traffic generation is not anticipated to generate an unacceptable adverse impact to the surrounding road network.*
>
> *On-site parking layout*
> *All aspects of on-site parking was assessed against AS2890 series and considered satisfactory."*

Council's Traffic Manager confirmed that no objections are raised against the proposal, subject to the imposition of recommended and modified conditions of consent.

EXTERNAL REFERRALS

NSW Roads and Maritime Services Comments

NSW RMS provided no objections to the proposed modification – noting that the conditions originally imposed remain relevant and should be retained in the modified consent.

WaterNSW Comments

WaterNSW advised that no objections were raised with regard to the additional basement level and depth of excavation. The current consent comprises Condition 36 – which relates to excavation and dewatering. This condition will be retained as part of the modified consent.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

In accordance with the BASIX SEPP all new housing in NSW is required to meet a designated target for energy and water reduction.

The modification application does not involve changes to the upper levels comprising the habitable spaces of the approved building. As such, a new BASIX certificate is not required and the approved BASIX certificate stated in the original consent is considered relevant to the proposal. The conditions relating to compliance with BASIX targets and this certificate remain unchanged.

State Environmental Planning Policy (Infrastructure) 2007

The original application was referred to NSW RMS for comment given that this development was defined as Traffic Generating Development and would involve the erection of structures on land that is affected by a road proposal. Conditions were imposed for the original application to address any matters raised by NSW RMS. The proposed modification involves no changes to these conditions, and as such, is considered to satisfy the relevant provisions under this SEPP.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider the suitability of the site in its current state, contaminated state or following the completion of remediation works for the purpose for which development consent is being sought. The original development application was supported by a Preliminary Stage 1 Environmental Site Assessment. Conditions were imposed to ensure the current consent enables appropriate management of contaminated land and required remediation of land to facilitate the approved use. It is not anticipated that the proposed modification will trigger additional requirements beyond those already required by these conditions. Council's Manager – Environmental Services is satisfied that the relevant provisions of this SEPP are satisfied subject to the imposition of modified conditions.

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

Pursuant to Clause 4(4), SEPP 65 does not apply to development for the purpose of a hotel. Thus, the proposed modification was not assessed against the provisions and design principles in this SEPP.

DA2018/32/2 - 195 Parramatta Road, Homebush West - Lot 1 DP 34615 (Cont'd)

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	*Aims*	*Complies*
(a)	*To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield*	**Yes**
(b)	*To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development*	**Yes**
(c)	*To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community*	**Yes**
(d)	*To provide opportunities for economic growth that will enhance the local community*	**Yes**
(e)	*To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use*	**Yes**
(f)	*To identify and protect environmental and cultural heritage*	**Yes**
(g)	*To promote opportunities for social, cultural and community activities*	**Yes**
(h)	*To minimise risk to the community by identifying land subject to flooding and restricting incompatible development*	**Yes**

Comments: The approved development as modified by this current section 4.55 modification application is consistent with the general aims of SLEP 2012.

Permissibility

No change is proposed to the approved use of the site for the purpose of a hotel.

Zone Objectives

The proposed modification is consistent with the objectives of the B6 – Enterprise Corridor zone.

Part 4: Principal development standards

The modification application is not seeking to amend the approved height and FSR as follows:

Height of building

Cl.	*Standard*	*Controls*	*Approved*	*Proposed*	*Complies*
4.3	*Height of building*	16m	16.125m to 16.75m	Unchanged from approved development.	**No**

	Objectives	*Complies*
(a)	*To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area*	**Yes**
(b)	*To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area*	**Yes**
(c)	*To achieve a diversity of small and large development options.*	**Yes**

Floor space ratio

Cl.	*Standard*	*Controls*	*Approved*	*Proposed*	*Complies*
4.4	*Floor space ratio*	1.5:1 (4501.5m^2 – Lot 10) (3582m^2 – Lot 11)	1.42:1 (1,249m^2 – Lot 10) 2.72:1 (6,500m^2 – Lot 11)	Unchanged from approved development.	**No**

	Objectives	*Complies*
(a)	*To ensure that dwellings are in keeping with the built form character of the local area*	**Yes**
(b)	*To provide consistency in the bulk and scale of new dwellings in residential areas*	**Yes**
(c)	*To minimise the impact of new development on the amenity of adjoining properties*	**Yes**
(d)	*To minimise the impact of development on heritage conservation areas and heritage items*	**Yes**
(e)	*In relation to Strathfield Town Centre:* *i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and* *ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development*	**Yes**
(f)	*In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor*	**Yes**

The built form, massing and scale of the proposed modification to which contributes to the compliance against the maximum building height and FSR provisions under the SLEP 2012 are identical to the approved building. As mentioned previously, the proposal only relates to the basement levels, which do not add to bulk and scale and do not alter the approved development's compliance against these provisions. As such, whilst the departures against the above provisions are maintained by the proposal, these have been assessed and considered as part of the evaluation and determination of the original development application.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the SLEP 2012 are addressed below as part of this assessment:

5.10 Heritage conservation

The subject site contains a heritage item– Wentworth Hotel – I62. Given the nature of the proposed modification primarily involves changes to basement levels and modified hardstand areas that are separate from this heritage item, any potential impacts will be identical to those that were identified for the approved development. Accordingly, these impacts have been previously assessed and described, and were deemed acceptable and reasonable.

Council's Heritage Advisor provided commentary on this matter and confirmed that the proposed modification is acceptable, subject to the imposition of modified conditions.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulfate soils

The subject site is identified as Class 5 Acid Sulfate Soils and is within 500m from Class 2 and Class 3 Acid Sulfate Soils. A Geotechnical Report was provided as part of the modification application. This document indicated that the risk of encountering acid sulfate soil is considered to be negligible. As such, an Acid Sulfate Soil Management Plan (ASSMP) is not considered necessary for the site.

6.2 Earthworks

The proposed modification involves additional earthworks to accommodate the new basement level. Conditions will be imposed to incorporate recommendations contained in the Geotechnical Report to support this excavation. It is noted that there is reduced excavation for Basements 1 and 2 as a consequence of providing additional setbacks from the eastern boundary. Therefore, on balance and subject to the imposition of modified conditions, the proposal is considered compliant with the objectives of this Clause.

6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

4.15(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.15 (1)(a)(iii) any development control plan

Strathfield Development Control Plan No 20 – Parramatta Road Corridor Area

DCP – 20 is of relevance to the assessment of an application for a building within the Parramatta Road Corridor Area and as such applies to the subject modification application.

Any matters of relevance provided in DCP – 20 are addressed in the table below:

Section	Development Control	Required	Proposed	Compliance
2.11	Stormwater, Sewerage and Drainage	Site to be adequately serviced by stormwater, sewerage and drainage in accordance with Council's Stormwater Management Code.	The proposed relocation of the OSD tank from Basement 1 to the hardstand area comprising hotel parking is supported.	**Yes**
2.13	Vehicle Access and Parking	Accessible parking provided.	To satisfy BCA.	**Yes**
2.14	Site Facilities and Services	Comply with driveway ramp	Unchanged from approved development.	**Yes**

Section	Development Control	Required	Proposed	Compliance
		gradient and dimension requirements.		
		Electricity and telecommunication supplies shall be underground.	Unchanged from approved development.	**N/A**
2.16		Dilapidation report for all adjoining development.	To be enforced by condition of consent – as per approved development.	**Yes – conditioned.**

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

PART I – CAR PARKING (SCDCP 2005)

As per above, Council's Traffic Manager confirmed that the proposed modification does not achieve compliance against the minimum parking rate requirement for the approved hotel. Notwithstanding this, the approved development features a shortfall of 198 parking spaces. The proposal will result in additional parking, ensuring a reduced shortfall and improved outcome is achieved for the site.

PART P – HERITAGE (SCDCP 2005)

Given the nature of the proposed modification solely involve changes to basement levels and modified hardstand areas that are separate from the heritage item, any potential impacts on this item will be identical to those that were identified for the approved development. Accordingly, these impacts have been previously assessed and described, and were deemed acceptable and reasonable.

4.15 (1)(a)(iiia) any planning agreement or draft planning agreement

No planning agreement has been entered into under Section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15 (1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard *AS2601–1991: The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however it does involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

Appropriate conditions are included on the original consent to ensure compliance with any relevant regulations.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposed development, as modified, is of a scale and character that is in keeping with other developments being constructed in the locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality.

4.15 (1)(c) the suitability of the site for the development

The approved development as modified by the subject Section 4.55(2) modification application does not alter the suitability of the development to the site.

4.15 (1)(d) any submissions made in accordance with this Act or the regulations

In accordance with the provisions of Council's Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days, from 2 to 18 August 2021, where adjoining property owners were notified in writing of the proposal and invited to comment. No submissions were received during this period.

4.15 (1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation. The approved development as modified by the current modification application is not contrary to the public interest.

LOCAL INFRASTRUCTURE CONTRIBUTIONS

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

> *A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).*

STRATHFIELD DIRECT SECTION 7.11 CONTRIBUTIONS PLAN

Section 7.11 Contributions are applicable to the proposal; however, these have already been captured in the current consent for the approved development (DA2018/32). The proposed modification does not involve changes to the number of residential/commercial units as approved. Accordingly, the relevant conditions relating to developer contribution payments remain relevant and unchanged by the proposed modification and therefore, are endorsed as part of the modified consent.

CONCLUSION

The application has been assessed having regard to Section 4.55 of the *Environmental Planning and Assessment Act 1979*, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval.

Signed: Miguel Rivera
Senior Planner

PEER REVIEW

The content and recommendation of the development assessment report has undergone peer review.

Signed: George Andonoski
Specialist Strategic Planner

RECOMMENDATION

Pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, the proposed modification(s) to Development Consent No. DA2018/32 involving an additional basement level (Basement 3), setback changes to Basements 1 and 2 and adjustment of fire stairs to an approved five (5) storey hotel at 195 Parramatta Road, Homebush West be APPROVED, subject to:

1. The original conditions of consent of Development Application No. DA2018/32 as approved by SLPP on 1 November 2018 for demolition of an existing carpark and construction of a five (5) storey hotel, comprising ground floor facilities and 152 hotel suites over two (2) levels of basement car parking, subdivision of existing lot into two (2) lots and the creation of a stratum subdivision to enable car parking access for the Wentworth Hotel.

2. As modified to delete all deferred commencement conditions under Part A of the original development consent of Development Application No. DA2018/32 and confirmed by Council on 2 April 2020.

3. As modified by the Section 4.55(2) modification application (DA2018/32/2) as follows:

- Modify Development Description as follows:

  Development Description:
  Demolition of an existing carpark and construction of a five (5) storey hotel, comprising ground floor facilities and 152 hotel suites over ~~two (2)~~ **three (3)** levels of basement car parking, subdivision of existing lot into two (2) lots and the creation of a stratum subdivision to enable car parking access for the Wentworth Hotel.

- Add Condition 4A – Acid Sulfate Soils.
- Modify Condition 5 to reflect amended/new basement level.
- Delete Condition 23 – Council's Traffic Manager confirmed that this has been satisfied.
- Add Condition 37A to ensure compliance with the approved and amended Geotechnical Report.
- Add Condition 40A – Acid Sulfate Soils Assessment.
- Modify Condition 86 to reflect the additional parking facilitated by the proposed modification.

PRESCRIBED CONDITIONS

BASIX Commitments

A The applicant shall comply with the prescribed conditions of development consent under clause 97A of the Environmental Planning and Assessment Regulation 2000.

National Construction Code and Home Building Act 1989

B The applicant shall comply with the prescribed conditions of development consent under clauses 98, 98A and 98B of the Environmental Planning and Assessment Regulation 2000.

Long Service Levy

C Payment of the Long Service Levy as required by section 6.8(b) of the Environmental Planning & Assessment Act 1979 and section 34 of the Building and Construction Industry Long Service Payments Act 1986 for all building work over $25,000. (Note: The cost of the building work must be rounded to the nearest $100.)

D The Long Service Levy shall be paid at Council's Customer Service Centre or evidence of direct payment to the Long Service Payments Corporation shall be provided to Council **prior to the issue of a Construction Certificate**.

Shoring and Adequacy of Adjoining Property

E Pursuant to Clause 98E and Clause 136H of the Environmental Planning and Assessment Regulation 2000, if a development (subject of a Development Consent or Complying Development Certificate) involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- protect and support the adjoining premises from possible damage from the excavation
- where necessary, underpin the adjoining premises to prevent any such damage.

If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

PART A - OTHER CONDITIONS

SPECIAL CONDITIONS (SC)

1. **ENVIRONMENTAL SITE ASSESSMENT (SC)**

The recommendations of the Preliminary Stage 1 Environmental Site Assessment dated 13/12/2017 as prepared by Environmental Investigation Services are to be implemented.

(Reason: Statutory requirement and health and safety)

2. **FLOODING – COMPLY WITH FLOOD IMPACT REPORT (SC)**

As the site is commercial in nature, the applicant must be made aware of the flood risk and should make his/her own assessment as to the flood risk they are willing to take. A minimum Flood Planning Level of 1% AEP is required, however based on the risk extent

applicant can decide the level to which the floor level is to be raised above the required minimum level. Applicant shall not be allowed to place floor level below the minimum 1% AEP. Flood Impact Assessment Report prepared by a suitably qualified professional hydraulics/civil engineer shall be submitted to the Principal Certifying Authority for approval and a copy for Council's record prior to issue of a Construction Certificate.

(Reason: To mitigate flood risk and associated damage)

3**. FLOODING AND OVERLAND FLOW (SC)**

Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties.

(Reason: To mitigate flood risk and associated damage)

4. **COUNCIL'S DRAINAGE INFRASTRUCTURE (SC)**

Driveway crossings, including aprons and laybacks shall be located a minimum of 1m clear of any stormwater pits, lintels or poles and 2m clear of the trunk of any trees within the road reserve. An amended stormwater drainage concept plan shall be submitted to this effect prior to issue of a Construction Certificate.

(Reason: Compliance with Council's requirements.)

4A. **ACID SULFATE SOILS**

The site is to demonstrate compliance with NSW EPA Waste Classification Guidelines – Part 4 Acid Sulfate Soils.

ADDED BY DA2018/32/2 DATE: 7 October 2021

GENERAL CONDITIONS (GC)

5**. APPROVED PLANS AND REFERENCE DOCUMENTATION (GC)**

The development is to be carried out in accordance with the following plans and reference documentation ~~as amended by the Deferred Commencement conditions~~, except where modified by the conditions of this consent.

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. DA2018/032:

Drawing No.	Title/Description	Prepared by	Issue/Revision & Date	Date received by Council
DA-011	Site Plan	Squillace	Issue C dated 10 August 2018	31 August 2018
DA-012	Demolition Plan	Squillace	Issue B dated 8 March 2018	15 March 2018
~~DA-098~~	~~Basement 2~~	~~Squillace~~	~~Issue C dated 10 August 2018~~	~~31 August 2018~~
~~DA-099~~	~~Basement 1~~	~~Squillace~~	~~Issue C dated 10 August 2018~~	~~31 August 2018~~
~~DA-100~~	~~Ground Floor~~	~~Squillace~~	~~Issue C dated 10 August 2018~~	~~31 August 2018~~
DA-097	**Basement 3**	**Squillace**	**Issue A dated**	**28 July 2021**

DA2018/32/2 - 195 Parramatta Road, Homebush West - Lot 1 DP 34615 (Cont'd)

			15 June 2021	
DA-098	**Basement 2**	**Squillace**	**Issue E dated 15 June 2021**	**28 July 2021**
DA-099	**Basement 1**	**Squillace**	**Issue E dated 15 June 2021**	**28 July 2021**
DA-100	**Ground Floor**	**Squillace**	**Issue E dated 15 June 2021**	**28 July 2021**
DA-101	Level 1	Squillace	Issue C dated 10 August 2018	31 August 2018
DA-102	Level 2 & 3	Squillace	Issue C dated 10 August 2018	31 August 2018
DA-104	Level 4	Squillace	Issue C dated 10 August 2018	31 August 2018
DA-105	Roof Plan	Squillace	Issue C dated 10 August 2018	31 August 2018
DA-200	Elevations	Squillace	Issue C dated 10 August 2018	31 August 2018
~~DA-300~~	~~Sections~~	~~Squillace~~	~~Issue C dated 10 August 2018~~	~~31 August 2018~~
DA-300	**Sections**	**Squillace**	**Issue D dated 15 June 2021**	**28 July 2021**
DA-301	Streetscapes	Squillace	Issue C dated 10 August 2018	31 August 2018
C1.01	Cover Sheet, Notes and Legends	Acor Consultants	Issue B dated 15 December 2017	15 March 2018
C1.05	Details - Sheet 1	Acor Consultants	Issue B dated 15 December 2017	15 March 2018
C1.06	Details - Sheet 2	Acor Consultants	Issue B dated 15 December 2017	15 March 2018
C1.07	Details - Sheet 3	Acor Consultants	Issue B dated 15 December 2017	15 March 2018
C2.01	Stormwater Management Plan – Ground Level	Acor Consultants	Issue B dated 15 December 2017	15 March 2018
C2.02	Stormwater Management Plan – Level 1	Acor Consultants	Issue A dated 15 December 2017	15 March 2018
C3.01	Soil Erosion and Sediment Control Plan	Acor Consultants	Issue B dated 15 December 2017	15 March 2018
1 of 5	Plan of Subdivision of Lot 1 DP 34615	LTS Lockley	27 February 2018	15 March 2018
2 of 5	Plan of Subdivision of Lot 1 DP 34615	LTS Lockley	27 February 2018	15 March 2018
3 of 5	Plan of Subdivision of Lot 1 DP 34615	LTS Lockley	27 February 2018	15 March 2018
4 of 5	Plan of Subdivision of	LTS Lockley	27 February 2018	15 March 2018

	Lot 1 DP 34615			
5 of 5	Plan of Subdivision of Lot 1 DP 34615	LTS Lockley	27 February 2018	15 March 2018

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. DA2018/032:

Title/Description	Prepared by	Issue/Revision & Date	Date received by Council
Plan of Management	Mecone	Revision B dated 24 August 2018	31 August 2018
~~Geotechnical Investigation~~	~~JK Geotechnics~~	~~8 December 2017~~	~~15 March 2018~~
Geotechnical Investigation	**JK Geotechnics**	**19 July 2021**	**28 July 2021**
Construction Impact Assessment & Management Plan	Botanics Tree Wise People	November 2017	15 March 2018
Traffic and Parking Assessment Report	**Varga Traffic Planning**	**9 July 2021**	**28 July 2021**

In the event of any inconsistency, the conditions of this consent shall prevail.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council.)

MODIFIED BY DA2018/32/2 DATE: 7 October 2021

6**. BUILDING HEIGHT - MAXIMUM RL TO BE COMPLIED WITH (GC)**

The height of the building measured from Australian Height Datum (AHD) must not exceed Reduced Level (RL) 27.70 AHD to the top of the lift overrun on the roof of the building.

(Reason: To ensure the approved building height is complied with.)

7**. CONSTRUCTION HOURS (GC)**

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

(Reason: To maintain amenity to adjoining land owners.)

8**. CONSTRUCTION WITHIN BOUNDARIES (GC)**

The development including but not limited to footings, walls, roofing and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed building shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site.)

9. **DEMOLITION – GENERALLY (GC)**

Alteration and demolition of the existing structures is limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of existing structures which are not shown to be altered or demolished.

(Reason: To ensure compliance with the approved development.)

10. **DEMOLITION - SITE SAFETY FENCING (GC)**

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding/fencing along the street frontage(s) complying with WorkCover requirements must be obtained including:

- payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and
- provision of a Public Risk Insurance Policy with a minimum cover of $10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety.)

11. **TREE RETENTION & PROTECTION (GC)**

The trees listed below shall be retained at all times.

Tree No. in Arborist Report	Height/Spread (m)	Location	Protection Zone (m)	Structural Root Zone (m)
1 - Agonis flexuosa	8x5	Road Reserve	8.6	3.0
2 - Cinnamomum camphora	16x18	Subject Site	10.8	3.0
3 - Cinnamomum camphora	18x18	Subject Site	11.4	3.0
4 – Melaleuca quinquenervia	9x4	Subject Site	3.6	3.0
5 – Melaleuca quinquenervia	11x5	Subject Site		
6 - Melaleuca quinquenervia	11x6	Subject Site		
7 - Melaleuca quinquenervia	9x5	Subject Site		
10 - Agonis flexuosa	9x6	Road Reserve	12.0	3.0
18-22 Casuarina	10x4	Subject Site	3.6	3.0

glauca				

These trees shall be protected by the establishment of a protection zone (in accordance with Australian Standard AS4970-Protection of trees on development sites) before any site works begin (including any demolition/excavation). The protection zone shall be maintained for the duration of works and implemented as follows:

a) A minimum 1.8m high barrier (Chain wire mesh panels, plywood or wooden paling fence panels: refer to AS4687-Temporary fencing and hoardings for fencing requirements) shall be erected around the perimeter of the stated Protection Zone as measured from the base of the tree (or where practical). Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area. Fence posts and supports should have a diameter greater than 20mm and be located clear of roots. The barrier shall be constructed so as to prevent pedestrian and vehicular entry into the protection zone. The barrier shall not project beyond the kerb onto the roadway or any adjacent footpath.

b) Signs identifying the Protection Zone should be installed on the fencing and be visible from within the development site. Lettering should comply with AS4970-2009: Protection of Trees on Development Sites.

c) No concrete slurry or wash, building materials, builders' rubble, excavation soil or similar shall be placed or stored within the tree protection zone.

d) The whole of the tree protection zone shall be mulched to a minimum depth of 75mm.

e) The tree protection zone shall be regularly watered.

f) Any major structural roots which are encountered shall be pruned by a qualified Arborist.

g) No excavation or construction shall be carried out within the stated Structural Root Zone distances from the base of the trunk surface.

h) Only permeable surfaces (e.g. decomposed granite, gravel, turfpave, permeable paving systems or soft landscaping) are permitted within the canopy spread of the trees to be protected.

(Reason: To ensure the protection of trees to be retained on the site.)

12**. TREE REMOVAL (GC)**

The following listed trees are permitted to be removed to accommodate the proposed development. However, any of the trees listed below that are located on adjoining properties must only be removed after consent from the tree's owner has been sought and obtained in writing.

Tree No. in Arborist Report	Height/Spread (m)	Location
8 – Lophostemon confertus	8x4	Subject Site
9 - Lophostemon confertus	9x4	Subject Site
11-17 Various	8x5	Subject Site

(Reason: To ensure a reasonable balance of tree retention/removal to allow development.)

13**. TREE & LANDSCAPING REQUIREMENTS (GC)**

a) A minimum 600mm deep root deflection barrier shall be provided on both sides of the proposed driveway crossings and footpaths.
b) All noxious weeds on the site shall be removed and destroyed as per their classification under the Noxious Weeds Act 1993.
c) All trees permitted to be removed by this consent shall be replaced by species selected from Council's recommended planting list. Replacements shall be a minimum 50 litre container size and shall be maintained until maturity.
d) General maintenance of Council's nature strip adjoining the development site, including regular lawn mowing, edging, irrigation of the lawn and street trees and restricting the storage of materials, rubbish and parking or driving of vehicles on the nature strip, must be carried out during the full period of all approved works (including any demolition and excavation).
e) Manual excavation is required within the TPZ of the retained trees.
f) The landscaped areas including all planters are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.
g) All plants specified are to be native Australian plant species.

(Reason: To ensure the protection of trees and enhance landscaping.)

14**. LIGHTING (GC)**

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: To protect the amenity of surrounding development and protect public safety.)

15**. MATERIALS – CONSISTENT WITH SUBMITED SCHEDULE (GC)**

All external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent.)

16**. PRINCIPAL CERTIFYING AUTHORITY (PCA) IDENTIFICATION SIGN (GC)**

Prior to commencement of any work, signage must be erected in a prominent position on the work site identifying:

i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement.)

17. **SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)**

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
ii) Demolition must be carried out by a registered demolition contractor.
iii) A single entrance is permitted to service the site for demolition and construction. Protection pads are to be installed to the kerb, gutter and nature strip where trucks and vehicles enter the site.
iv) No blasting is to be carried out at any time during construction of the building.
v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
vii) Any demolition and excess construction materials are to be recycled wherever practicable.
viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
x) All waste must be contained entirely within the site.
xi) A site plan including temporary waste storage locations, construction material storage areas and vehicular access to and from the site must be included with application.
xii) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling and must be presented to Council and/or Principal Certifying Authority upon request.
xiv) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
xv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
xvi) Public footways, include nature strips and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
xvii) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.

xviii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
xix) Any work must not prohibit or divert any natural overland flow of water.
xx) Toilet facilities for employees must be provided in accordance with WorkCover NSW.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.)

18**. WASTE – TRACKABLE (GC)**

Removal of trackable waste (as defined by the NSW Environment Protection Authority) from the site must comply with the Protection of the Environment Operations (Waste) Regulation 2005 for the transportation, treatment and disposal of waste materials. Waste materials must not be disposed on land without permission of the land owner and must with the provisions of the Protection of the Environment and Operations Act 1997.

(Reason: To ensure compliance with legislation.)

19**. CLASSIFICATION OF WASTE (GC)**

Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be tested and classified in accordance with the provisions of the protection of the environment operations act 1997 and the NSW EPA waste classification guidelines, part 1: classification of waste (November 2014). Testing is required prior to off-site disposal. In accordance with DECC waste classification guidelines (2014) materials identified for off-site disposal must be removed by a suitably qualified contractor to an appropriately licensed waste facility.

Note: attention is drawn to part 4 of the NSW DECC waste classification guidelines (2014) which makes particular reference to the management and disposal of acid & potential acid sulfate soils. The classification of the material is essential to determine where the waste may be legally taken. The protection of the environment operations act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or group a liquid waste advice should be sought from the EPA.

Evidence that the requirements specified above have been satisfied must be provided to the Council and/or Principal Certifying Authority prior to the issue of an occupation certificate. Where an occupation certificate is not required this evidence must be provided to the satisfaction of Council.

(Reason: To ensure compliance with legislation.)

20**. STORMWATER MANAGEMENT PLAN - CERTIFICATION REQUIREMENT (GC)**

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.
(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded.)

21. **SYDNEY WATER - STAMPED PLANS PRIOR TO COMMENCEMENT (GC)**

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

For Quick Check agent details please refer to the web site www.sydneywater.com.au (see Building Developing and Plumbing then Quick Check) or telephone 13 20 92. The consent authority or a Certifying Authority must ensure that a Quick Check agent/Sydney Water has stamped the plans before the commencement of work.

(Reason: Compliance with Sydney Water requirements.)

22. **SIGNAGE (GC)**

No signage is approved as part of this development consent. A separate development application for any proposed signs which are externally fitted or applied must be submitted for the approval of Council, prior to the erection or display of any such signs. This does not apply to signs which are classified as being "Exempt Development".

(Reason: To protect the amenity of the streetscape.)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (CC)

~~23. **TRAFFIC & PARKING ASSESMENT**~~

~~An updated traffic and parking study that reflects the latest revised plans and operational aspects of the development and which demonstrates that the proposed off-street car parking provision is adequate based on the cumulative car parking demands of the existing hotel and new hotel building is to be submitted to council's satisfaction prior to issue of any Construction Certificate for the development.~~

DELETED BY DA2018/32/2 DATE: 7 October 2021

24. **ACCESS - ACCESS FOR PEOPLE WITH DISABILITIES (CC)**

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

25. **ACCESS - DISABLED TOILETS (CC)**

Plans and details of the disabled toilets complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

26. **BUILDING CODE OF AUSTRALIA - COMPLIANCE WITH (CC)**

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000.)

27. **CAR PARKING - BASEMENT CAR PARKING REQUIREMENTS (CC)**

Details demonstrating compliance with the following is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate:

i) Minimal internal clearance of the basement is 2.2m in accordance with BCA requirements.
ii) Driveways shall comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and achieve a maximum gradient of 1:4.
iii) Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
iv) Provision of pump-out systems and stormwater prevention shall be in accordance with Council's Stormwater Management Guide.

(Reason: To ensure suitable development.)

28. **CAR PARKING - VEHICULAR ACCESS RAMPS (CC)**

Vehicular access ramps shall comply with the provisions of AS/NZS 2890.1:2004. Plans to be submitted shall contain the following details:

i) Longitudinal section along the extreme wheel paths of each driveway/access ramp at a scale of 1:25 demonstrating compliance with the scraping provisions of AS/NZS 2890.1:2004. It shall include all levels and grades, including those levels stipulated as boundary levels, both existing and proposed. It shall extend from the centre-line of the roadway through to the parking area.

ii) Sections showing the clearance to the underside of any overhead structure (minimum headroom requirements 2200mm minimum for standard headroom clearance or 2400mm where disabled access provisions are to be provided) demonstrating compliance with the provisions of AS/NZS 2890.1:2004.
iii) Longitudinal section along the gutter line showing how it is intended to transition the vehicular crossing into the existing kerb and gutter. Boundary levels shall generally run parallel with the kerb levels.
iv) Location of verge trees, street furniture and service installations.
v) Superimposition of vehicle turning circles for access into parking spaces.
vi) Certification that the design complies with AS/NZS 2890.1:2004 by a Qualified Engineer.

The certification referred to in (vi) above shall be submitted to and approved by Council prior to the issue of a Construction Certificate (for the design) and to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the 'as-built works'.

(Reason: To ensure adequate vehicular access can be achieved.)

29**. COMMENCEMENT OF WORKS (NO WORKS UNTIL A CC IS OBTAINED)**

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 4.19 of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions.)

30**. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CC)**

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

i) Detailed information on any approvals required from other authorities prior to or during construction.
ii) Traffic management, including details of:
  - ingress and egress of vehicles to the site;
  - management of loading and unloading of materials;
  - the location of heavy vehicle parking off-site; and
  - designated routes for vehicles to the site.
iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
  - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
  - procedures to prevent run-off of solid material and waste from the site.
v) Waste management, including:
  - details of the types and estimated volumes of waste materials that will be generated;
  - procedures for maximising reuse and recycling of construction materials; and
  - details of the off-site disposal or recycling facilities for construction waste.
vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.

vii) A soil and water management plan, which includes:
- measures to minimise the area of soils exposed at any one time and conserve top soil;
- identification and protection of proposed stockpile locations;
- preservation of existing vegetation and revegetation;
- measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
- measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
- details of sediment and erosion control measures in place before work commences;
- measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
- details of drainage to protect and drain the site during works.

viii) Asbestos management procedures:
- Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
- Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m2 or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
- Before starting work, a work site-specific permit approving each asbestos project must be obtained from WorkCover NSW. A permit will not be granted without a current WorkCover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
  - The Work Health and Safety Act 2011;
  - The Work Health and Safety Regulation 2011;
  - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
  - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
- Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
- The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
  - the date and time when asbestos removal works will commence;
  - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
  - the full name and license number of the asbestos removalist/s; and
  - the telephone number of WorkCover's Hotline 13 10 50
  - warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and

- appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(Reason: Safety, amenity and protection of public infrastructure and the environment.)

31**. COUNCIL PERMITS – FOR ALL ACTIVITIES ON COUNCIL LAND (CC)**

Works Permit
(as per Section 68 of the Local Government Act 1993 and Section 138 and 139 of the Roads Act 1993)

A Works Permit is required for construction of a vehicular crossing (driveway), new stormwater down pipe connection to kerb and gutter, new footpath and/or stormwater connection. A Works Permit Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Standing Plant Permit
This permit must be applied for where it is intended to park a concrete pump, crane or other plant on the roadway or footpath. A Standing Plant Permit Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website. Please note a Road Closure Permit is not required for standing plant.

Skip Bin Permit
This permit must be applied for if you intend to place a skip bin on the roadway or footpath. A Skip Bin Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Temporary Full or Part Road Closure Permit
This permit must be applied for if you require a full or a part road closure to take place to assist in your construction works. Please use the Works Permit Application Form, which is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website. Please note a Road Closure Permit is not required for standing plant.

Hoarding/Fencing Permit
This permit must be applied for if you intend to erect a Class A (fence type) or Class B (overhead type) hoarding/fencing along the street frontage(s). A Hoarding Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Work Zone Permit
This permit must be applied for if you require permanent parking along the kerbside at the front of the site during construction works. A Work Zone Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Ground Anchoring Permit
This permit must be applied for, for the installation of ground anchors under Council's footway/road reserve. It does not cover ground anchors under private properties. A separate approval is required to be obtained from Roads and Maritime Services (RMS) if it is proposed to install ground anchors under a State or Classified Regional Road (please refer to the end of this application form for more information).

(Reason: Council requirement.)

32**. DILAPIDATION REPORT - PRE-COMMENCEMENT (CC)**

Subject to access being granted, a pre-commencement Dilapidation Report is to be undertaken on all adjoining properties, which in the opinion of a suitably qualified engineer, could be potentially affected by the construction of the project. The Dilapidation Report shall be carried out prior to the issue of a Construction Certificate.

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

(Reason: To ensure no damage to adjoining properties occurs.)

33**. DRIVEWAY DESIGN - SPEED HUMP AND STOP SIGN ON EXIT (CC)**

The applicant shall install a stop sign and a speed hump at the exit from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be set back by 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of all relevant Australian Standards. The building plans shall indicate compliance with this requirement, prior to the issue of a Construction Certificate.

(Reason: Traffic safety and management.)

34**. EROSION AND SEDIMENTATION CONTROL PLAN (CC)**

An Erosion and Sediment Control Plan is to be prepared where construction or excavation activity requires the disturbance of the soil surface and existing vegetation. Details including drawings and specifications must provide adequate measures for erosion and sediment control to ensure:

i) Compliance with the approved Soil and Water Management Plan.
ii) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
iii) All uncontaminated run-off is diverted around cleared or disturbed areas.

iv) Silt fences or other devices are installed to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
v) All erosion and sediment controls are fully maintained for the duration of demolition/ development works.
vi) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
vii) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
viii) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the Australian Water Quality guidelines for Fresh and Marine Waters.
ix) Pumped or overland flows of water are discharged so as not to cause, permit or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls are to be submitted to the Principal Certifying Authority with the Construction Certificate Application. Under no circumstances are any works to commence, prior to these details being approved by the Principal Certifying Authority and the controls being in place on the site.

(Reason: Environmental protection.)

35**. EXCAVATION - AFFECTING ADJOINING LAND (CC)**

If an excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

i) protect and support the adjoining premises from possible damage from the excavation, and
ii) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (i) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety.)

36**. EXCAVATION – DEWATERING (CC)**

Any de-watering from the excavation or construction site must comply with the Protection of the Environment Operations Act 1997 and the following:

i) Ground water or other water to be pumped from the site into Council's stormwater system must be sampled and analysed by a NATA accredited laboratory or Council for compliance with ANZECC Water Quality Guidelines.
ii) If tested by NATA accredited laboratory, the certificate of analysis issued by the laboratory must be forwarded to Council as the appropriate regulatory authority under the Protection of the Environment Operations Act 1997, prior to the commencement of de-watering activities.
iii) Council will grant approval to commence site de-watering to the stormwater based on the water quality results received.

iv) It is the responsibility of the applicant to ensure during de-watering activities, the capacity of the stormwater system is not exceeded, there are no issues associated with erosion or scouring due to the volume of water pumped; and turbidity readings must not at any time exceed the ANZECC recommended 50ppm (parts per million) for receiving waters.

(Reason: To ensure compliance with legislation and to protect the surrounding natural environment.)

37**. EXCAVATION – SHORING (CC)**

Where any shoring for excavation is to be located on or is supporting Council's property, or any adjoining private property, engineering drawings and specifications certifying the shoring will be adequate for their intended purpose and must be submitted to the Council/Principal Certifying Authority for approval with the Construction Certificate. The documentation prepared and certified by an appropriately qualified and practicing structural engineer is to show all details, including the extent of encroachment and the method of removal and de-stressing of shoring elements. A copy of this documentation must be provided to the Council for record purposes at the time of Construction Certificate application.

(Reason: To ensure the protection of existing public infrastructure and adjoining properties.)

37A. GEOTECHNICAL REPORT

All recommendations within the approved Geotechnical Report must be implemented and incorporated in the final design of the development and must be reflected in the final construction plans and documentation to be included as part of the Construction Certificate.

ADDED BY: DA2018/32/2 DATE: 7 October 2021

38**. NOISE – VIBRATION (CC)**

The construction of the development and preparation of the site, including operation of vehicles, must be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

(Reason: Noise attenuation.)

39**. NOISE – PLANT (CC)**

All works carried out on site during construction/demolition/excavation or earthworks shall comply with the NSW Protection of the Environment Operations Act 1997. Approved and effective silencing measures shall be provided and maintained on all power-operated plant used on site if required.

(Reason: Safety and amenity.)

40. **NOISE – CONSTRUCTION (CC)**

All works carried out on site during construction/demolition/excavation/earthworks shall comply with the NSW Protection of the Environment Operations Act 1997, the Department of Environment and Climate Changes "Interim construction noise guideline" and AS 2436-2010 – "Guide to noise and vibration control on construction, demolition and maintenance sites" for the control of construction noise which specifies that:

- Construction period of 4 weeks and under – The L90 Level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 20 dB(A) at the boundary.
- Construction period greater than 4 weeks but not exceeding 26 weeks – The L90 level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 10 dB(A) at the boundary.
- Construction period exceeding 26 weeks – The L90 level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 5 dB(A) at the boundary.

Should complaints of a noise nuisance be substantiated, Council may require the acoustic treatment of the premises to ensure compliance with the NSW Department of Environment and Climate Changes "Interim construction noise guideline" and AS 2436-2010 – "Guide to noise and vibration control, demolition and maintenance sites" for the control of construction noise. A further acoustic assessment and report will be required to be provided to Council assessing the premises in working order.

(Reason: Noise attenuation.)

40A. ACID SULFATE SOILS ASSESSMENT (CC)

A detailed acid sulfate soil assessment is required. This must be carried out by a suitably qualified person and in accordance with the acid sulfate soils assessment guidelines (ASSMAC August 1998). The detailed assessment must demonstrate that the site is suitable for the approved development. The detailed assessment must be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

ADDED BY: DA2018/32/2 DATE: 7 October 2021

41. **SECTION 7.11 CONTRIBUTION PAYMENT - DIRECT CONTRIBUTIONS PLAN (CC)**

In accordance with the provisions of Section 7.13 of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Major Open Space	$156,400.07
Provision of Local Open Space	$101,934.43
Administration	$3,018.25
TOTAL	**$261,352.75**

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 7.11 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development.)

42**. SECURITY PAYMENT - DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE (CC)**

A security (damage deposit) of **$33,000** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

The deposit is required as security against any damage to Council property during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the course of this development. All building work must be carried out in accordance with the Building Code of Australia.

Payment may be accepted in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply). Note: Additional fees apply for the lodgement of a bank guarantee in lieu of cash bond applies in accordance with Council's adopted Fees and Charges.

Any costs associated with works necessary to be carried out to rectify any damages caused by the development, shall be deducted from the Damage Deposit.

Note: Should Council property adjoining the site be defective e.g. cracked footpath, broken kerb etc., this should be reported in writing, or by photographic record, submitted to Council at least seven (7) days prior to the commencement of any work on site. This documentation will be used to resolve any dispute over damage to infrastructure. It is in the applicant's interest for it to be as full and detailed as possible.

The damage deposit shall be refunded upon completion of all works upon receipt of a Final Occupation Certificate stage and inspection by Council.

(Reason: Protection of Council infrastructure.)

43**. TRAFFIC - CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CC)**

A Construction Traffic Management Plan (CTMP) is to be prepared by an appropriately qualified Traffic Management Consultant and submitted to and approved by Council's Engineering Section, prior to the commencement of any works including demolition.

The following matters should be addressed in the CTMP (where applicable):

i) description of the demolition, excavation and construction works;
ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;

v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
vii) proposed hours of construction related activities and vehicular movements to and from the site;
viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
x) measures to maintain public safety and convenience;
xi) any proposed road and/or footpath closures;
xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

(Reason: To mitigate traffic impacts on the surrounding area during the construction period.)

44**. VEHICULAR CROSSINGS - WORKS PERMIT FOR CONSTRUCTION OF (CC)**

Full-width, heavy-duty concrete vehicular crossing(s) shall be provided across the footpath at the entrance(s) and/or exit(s) to the site and designed in accordance with Council's guidelines and specifications. In this regard, a Works Permit is to be obtained (available from Council's Customer Services Centre or downloaded from Council's website), and the appropriate fees and charges paid, prior to the lodgement of a Construction Certificate.

(Reason: To ensure appropriate access to the site can be achieved.)

45**. WASTE AND RECYCLING STORAGE ROOMS (CC)**

Waste (including grease arrestor rooms) and recycling storage rooms must meet all of the following conditions:

i) The waste and recycling storage room must be of adequate dimensions to comfortably accommodate the required number of waste and recycling bins
   - 240L bin must have 1.1m2 of space per bin
   - 660L bin must have 2.03m2 of space per bin
ii) The layout of the waste and recycling storage room must allow easy unobstructed access to all bins (stacked bin arrangements are not acceptable) and allow the bins to be easily removed for servicing purposes.

iii) A smooth concrete floor graded and drained to a floor waste connected to the sewer of the Water Board.
iv) The walls being cement rendered with the intersection of the walls and floor being coved to a radius of not less than 25mm.
v) The door being close fitting to prevent the access of rats and mice.
vi) A cold water hose cock being provided for the cleaning of containers and the room itself.
vii) Ventilation being provided by means of direct connection to the outside air to the satisfaction of Council.
viii) The ceiling of all waste storage rooms must be constructed of a rigid smooth faced non-absorbent material. The ceiling must be a minimum of 2.4m high to accommodate Councils standard bins. This enables access for use, cleaning and enables the lids of bins to be fully opened.
ix) Contain a sign, minimum size 600mm x 600mm, directing residents not to place recyclables in garbage carts and encouraging residents to recycle. Sample artwork and signs available from Council.
x) Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities.
xi) A caretaker or individual(s) shall be nominated as being responsible for transferring the bins to the collection point and back into the waste storage room/area.
xii) Detailed plans of waste and recycling storage rooms must be submitted along with Waste Management Plan and Waste and Recycling Storage Room/Area Design Checklist.

(Reason: To keep garbage rooms in a clean and sanitary condition to protect public health.)

46**. WATER SUSTAINABILITY - WATER SENSITIVE URBAN DESIGN (CC)**

Details of the Water Sensitive Urban Design (WSUD) components (stormwater treatment measures) shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate. Details shall demonstrate compliance with the water conservation and stormwater quality targets set out under Sections 3.1 and 3.2 respectively under Part N of the SCDCP 2005, and be prepared by a suitably qualified professional engineer.

(Reason: To promote Water Sensitive Urban Design.)

47**. WORKS WITHIN THE ROAD RESERVE (CC)**

Detailed drawings including long and short sections and specifications of all works within existing roads (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage) shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 and all fees and charges paid, prior to the issue of a Construction Certificate.

Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer.

Upon completion of the works, the Applicant is to provide to Council with electronic copies of 'Work as Executed Plans'. The plans are to show relevant dimensions and finished levels and are to be certified by a surveyor.

The Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works.

All civil engineering works adjacent/near/outside 195 Parramatta Road, Homebush West are to be fully supervised by Council. A maintenance period of six (6) months shall apply to the work, after it has been completed and approved. In that period, the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

(Reason: To ensure compliance of engineering works/Council assets are constructed to acceptable standards for engineering works.)

48. **WORKS ZONE - APPROVAL BY COUNCIL'S TRAFFIC COMMITTEE (CC)**

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement.)

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (CW)

49. **STAGE 2 DETAILED INVESTIGATION FOR CONTAMINATION**

Prior to demolition and prior to any excavation, the person with the benefit of the consent is to undertake a Stage 2 detailed investigation of the site in accordance with the Contaminated Lands Management Act 1997, SEPP 55– Remediation of Land and "Sampling Design Guidelines for Contaminated Sites" NSW EPA.

(Reason: Council requirement.)

50. **REMEDIATION WORKS & VALIDATION REPORT**

If the Stage 2 detailed site investigation report identifies that remediation works are required, a Remediation Action Plan (RAP) is to be prepared by a suitably qualified person and submitted to the Principal Certifying Authority (PCA) and the RAP must be implemented according to the Contaminated Lands Management Act 1997 & SEPP 55 – Remediation of Land.

On completion of the remediation works identified on Stage 2 detailed site investigation, a validation report shall be prepared by suitably qualified person and be submitted to Principle Certifying Authority. Validation report shall be prepared in accordance with the Contaminated Lands Management Act 1997 & SEPP 55 – Remediation of Land.

(Reason: Council requirement.)

51**. APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY (PCA) (CW)**

No work shall commence in connection with this Development Consent until:

i) A construction certificate for the building work has been issued by the consent authority or a Principal Certifying Authority.
ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case.
iii) The principal certifying authority has, no later than 2 days before the building work commences:
   - notified the Council of his or her appointment, and
   - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
   - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
   - notified the principal certifying authority of such appointment; and
   - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
v) The person having the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.

Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.

Under the Environment Planning and Assessment (Quality of Construction) Act, 2003, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.

(Reason: Statutory requirement.)

52**. NOTICE OF COMMENCEMENT (CW)**

No work shall commence until the following details are submitted to Council:

i) a Notice of Commencement (form will be attached with issue of a Construction Certificate or available from our website) within two (2) days of the date on which it is proposed to commence works associated with the Development Consent;
ii) details of the appointment of a Principal Certifying Authority (either Council or another Principal Certifying Authority); and
iii) details of the name, address and licence details of the Builder.

(Reason: Statutory requirement.)

53. **HERITAGE – TEMPORARY PROTECTION PLAN (CW)**

Prior to the commencement of works, a temporary protection plan must be developed for the site that identifies the potential risks and outlines measures to reduce the potential for damage to heritage fabric for the duration of the works.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND BUILDING WORKS (DW)

54. **CONTAMINATED LAND UNEXPECTED FINDS (DW)**

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements.)

55. **FILL MATERIAL (DW)**

The only waste derived material which may be received at the development site is:

i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any (b)-type material received at the development site must be accompanied by documentation certifying by an appropriately qualified environmental consultant the materials compliance with the exemption conditions; and this documentation must be provided to the Principal Certifying Authority on request.

(Reason: To ensure imported fill is of an acceptable standard for environmental protection purposes.)

56. **FOOD PREMISES - CONSTRUCTION AND FIT-OUT OF (DW)**

The construction and fit-out of the food premises must comply with the following:

iii) The Food Act 2003;
iv) Food Regulation 2015;
v) Australia and New Zealand Food Standards Code;
vi) Australian Standard AS 4674 – 2004 (Design, construction and fit-out of a food premises); and
vii) The Building Code of Australia.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority for approval, prior to any occupation of the premises.

(Reason: Compliance with food premises legislation and standards.)

57. **HERITAGE - HISTORIC RELICS FOUND DURING WORKS (DW)**

Should any potentially historic relics be discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Division of the NSW Department of Environment and Heritage should be informed in accordance with Section 146 of the Heritage Act 1977. 'Relics' are any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and are of State or local heritage significance.

Should any potentially significant Aboriginal material be discovered on the site, all excavation or disturbance of the area is to stop immediately and the Heritage Division of the NSW Department of Environment and Heritage is to be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.

(Reason: To ensure the proper management and preservation of potentially significant archaeological material.)

58. **OBSTRUCTION OF PUBLIC WAY NOT PERMITTED DURING WORKS (DW)**

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without the prior approval of Council.

(Reason: To maintain public access and safety.)

59. **PUBLIC INFRASTRUCTURE AND SERVICES (DW)**

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services.)

60. **SURVEY REPORT OF APPROVED LEVELS DURING AND POST CONSTRUCTION (DW)**

A Survey Certificate to Australian Height Datum shall be prepared by a Registered Surveyor as follows:

i) At the completion of the first structural floor level prior to the pouring of concrete indicating the level of that floor and the relationship of the building to the boundaries.
ii) At the completed height of the building, prior to the placement of concrete inform work, or the laying of roofing materials.
iii) At the completion of the development.

Progress certificates in response to points (1) through to (3) shall be provided to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed until such survey information is submitted to and approved by the Principal Certifying Authority.

(Reason: To ensure compliance with the approved plans.)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

(OC)

61**. CAR PARKING - SURPLUS VEHICULAR CROSSINGS (OC)**

All surplus vehicular crossings and/or kerb laybacks must be removed and reinstated with concrete kerb and gutter or to the existing edging profile as specified by Council. The nature strip is to be restored and the footpath area reinstated. All of the above are to be restored to the satisfaction of Council's Engineer and at full cost to the applicant, prior to the issue of any Occupation Certificate.

(Reason: Maintenance of public infrastructure.)

62**. CAR PARKING - VISITOR CAR PARKING SIGNAGE (OC)**

A sign shall be erected in a suitable location on the property near the driveway entrance indicating where visitor parking is available on the site. Signage shall also be erected above the visitor parking itself. Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: Adequate access and egress.)

62A **CAR PARKING - VEHICULAR CIRCULATION, AISLE AND RAMP WIDTHS (OC)**

The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and ASNZS 2890.1:2004 - Off-Street Car Parking Code.

Vehicular manoeuvring paths are to be prepared demonstrating that all vehicles can enter or depart the site in a forward direction without encroaching on required car parking spaces.

(Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles.)

62B**. CAR PARKING - COMPLIANCE WITH AS/NZS 2890.1:2004 (OC)**

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking.

(Reason: To ensure compliance with Australian Standards relating to parking of vehicles.)

63. **ENGINEERING WORKS (CERTIFICATION OF)**

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

i) the stormwater drainage system; and/or
ii) the car parking arrangement and area; and/or
iii) any related footpath crossing works; and/or
iv) the proposed basement pump and well system; and/or
v) the proposed driveway and layback; and/or
vi) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management.)

64**. FOOD PREMISES - REGISTRATION REQUIREMENTS (OC)**

Prior to the issue of any Occupation certificate, a Registration of Food Premises Form must be completed and submitted to Council, and the appropriate fees paid. The form is available online via council's website. In the instance details on the original registration form change, Council is to be notified of the change within seven (7) days of the change occurring.

(Reason: Registration and notification to relevant authorities.)

65**. FIRE SAFETY CERTIFICATION (OC)**

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

A fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

i) has been assessed by a properly qualified person; and
ii) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the Environmental Planning & Assessment Regulation 2000.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the Environmental Planning & Assessment Regulation 2000.

A copy of the fire safety certificate and fire safety schedule shall be:

i) submitted to Strathfield Council;
ii) submitted to the Commissioner of the New South Wales Fire Brigade; and
iii) prominently displayed in the building.

(Reason: Fire safety and statutory requirement.)

66**. OCCUPATION OF BUILDING (OC)**

A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
ii) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement.)

67. **STORMWATER - CERTIFICATION OF THE CONSTRUCTED DRAINAGE SYSTEM (OC)**

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

(Reason: Adequate stormwater management.)

68. **STORMWATER - COVENANT AND RESTRICTION AS TO USER FOR STORMWATER CONTROLLED SYSTEMS (OC)**

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility on-site detention and water sensitive urban devices.

(Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard.)

69. **SYDNEY WATER - SECTION 73 CERTIFICATE (SC)**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained before the issue of the Subdivision Certificate. An application must be made through an authorised Water Servicing Coordinator (refer www.sydneywater.com.au).

Following receipt of the application a 'Notice of Requirements' will be issued detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Water Servicing Coordinator, as building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

Sydney Water written advice that you have obtained the Notice of Requirements must be submitted to the Principal Certifying Authority.

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to release of the Subdivision Certificate/any occupation of the premises.

(Reason: To comply with the statutory requirements of Sydney Water.)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE (SC)

70. **COVENANT – FLOOR SPACE RATIO (SC)**

Prior to the issue of a Subdivision Certificate, a covenant is to be registered against the title of proposed Lot 10 restricting the gross floor area (GFA) of future development of that lot to a maximum of 2,118m² GFA. For the purposes of this condition, gross floor area (GFA) is to be defined in accordance with the dictionary referred to in Clause 1.4 of Strathfield Local

Environmental Plan 2012.

The covenant shall not be varied without the approval of Council.

(Reason: To prevent 'double dipping' the floor space ratio standard.)

71. **SUBDIVISION - LODGEMENT OF FINAL PLAN OF SUBDIVISION (SC)**

Once a Subdivision Certificate is issued by the Principal Certifying Authority, the Final Plan of Subdivision must be registered with Land and Property Information. Documentary evidence that the linen plan has been registered with Land and Property Information must be submitted to Strathfield Council as soon as practicable.

(Reason: Statutory requirement.)

CONDITIONS TO BE SATISFIED DURING ONGOING USE OF THE PREMISES (OU)

72. **FIRE SAFETY ANNUAL STATEMENT (OU)**

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation (as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:

i) Forwarded to the Commissioner of the New South Wales Fire Brigade; and
ii) Prominently displayed in the building.

(Reason: Fire safety.)

73. **FOOD PREMISES - ONGOING USE OF (OU)**

The ongoing operation and fit out of the premises must be maintained in accordance with the following requirements:

i) Food Act 2003;
ii) Food Regulations 2004;
iii) Australian Standard AS4674-2004: Construction and fit out of food premises;
iv) Australia and New Zealand Food Standards Code 3.2.3: Food Premises and Equipment; and
v) Australia and New Zealand Food Standards Code 3.2.2: Food Safety Practices and General Requirements.

(Reason: To ensure compliance with legislation and to protect public health and safety.)

74. **SIGNAGE - PORTABLE SIGNS PROHIBITED ON PUBLIC FOOTWAY (OU)**

Portable signs including sandwich boards, goods or the like shall not be placed on the public footway or other public areas.

(Reason: To ensure pedestrian safety.)

75**. HOURS OF OPERATION – NEW HOTEL (OU)**

The hours of operation (i.e. hours open for business) of the sports bar and gaming room on the ground floor level of the new hotel building must not exceed the following, without the prior approval of Council:

Days	Approved hours of operation
Mon-Saturday	7am – 12midnight
Sunday	7am – 10pm

(Reason: To ensure the business operates between the approved hours.)

76**. VEHICULAR ACCESS (OU)**

The Parramatta Road access shall only be used between the hours of 10pm and 6am. During this period, there is to be no vehicular access via the new vehicular crossings in Flemington Road and Park Road (except for service vehicle access in the case of the new vehicular crossing in Park Road). The vehicular crossing in Park Road is to be signposted for service vehicle access only.

77**. DELIVERIES (OU)**

All deliveries must not occur before 7.00am or after 8.00pm weekdays and before 8.00am or after 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

(Reason: To control noise impacts.)

78**. LICENSED PREMISES - NOISE REQUIREMENTS (OU)**

The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any octave band centre frequency (31.5Hz - 8 Hz inclusive) by more than 5dB (A) between 7am and 12 midnight at the boundary of any affected residence

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12 midnight and 7am.

(Reason: Environmental health.)

79**. LOADING AND UNLOADING - NO OBSTRUCTION OF PUBLIC ROAD OR FOOTWAY (OU)**

All loading and unloading operations including fork lift trucks or other similar loading, lifting and/or carrying appliances used in conjunction with the premises, shall be carried out wholly within the boundaries of the site, at all times. There shall be no obstruction of any public roadway or footway at any time, without the prior

(Reason: Public safety.)

80**. NOISE - NO AMPLIFIED MUSIC (OU)**

Music and other amplified sound played on the premises shall not give rise to offensive noise as defined under the provisions of the Protection of the Environment Operations Act 1997. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary.

Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.

(Reason: Environmental amenity.)

81**. NOISE - SIGNAGE TO PATRONS EXITING THE PREMISES (OU)**

A clearly visible sign shall be permanently erected immediately adjacent to the entry/exit doors indicating that patrons are to leave in an orderly fashion and shall leave the vicinity of the premises in a manner that does not disturb the quiet and good order of the neighbourhood.

(Reason: Public interest.)

82**. COMPLAINT RESPONSE (OU)**

In the event of a complaint being received from a neighbouring resident with respect to disturbance to the quiet and good order of the neighbourhood, hotel management shall respond to such a complaint in a proactive and effective manner.

(Reason: To maintain neighbourhood amenity)

83**. WASTE AND RECYCLING COLLECTION (COMMERCIAL AND INDUSTRIAL) (OU)**

i) The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area.
ii) Commercial and industrial garbage and recycling must be collected on site unless expressly agreed to in OC.
iii) Where consent is given for commercial and industrial garbage and recycling to be placed kerbside for collection bins must not be placed on the kerbside more than one hour before the scheduled collection time. Bins and containers are to be removed from the kerbside within one (1) hour of collection and returned to the designated garbage storage area(s).
iv) The garbage and recyclable storage area and bins must be adequate to contain the volume and type of garbage and recyclable matter of the food premises.
v) All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.
vi) Recycling options must be provided for all commercially recyclable waste products including but not limited to paper, cardboard, oil, food waste, plastics, metals, chemicals etc.

(Reason: To regulate noise and garbage collection arrangements.)

84**. CONTROL OF LITTER (OU)**

The occupant or person in control of the premises must take all practicable steps to ensure that the area of public footpath or public area adjacent to the premises is maintained in a clean and tidy condition.
A litter management plan must be included with all applications, litter management plan must include the below:

i) All steps being taken to prevent, reduce and collect any litter produced by the site
ii) Measures such as cleaner to conduct litter collection within a 50m radius to be included.

(Reason: To manage litter throughout the LGA.)

85. **CAR PARKING - DISABLED CAR PARKING SPACES (OU)**

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992.

(Reason: To ensure adequate parking for persons with a disability.)

86. **CAR PARKING - REQUIREMENTS FOR MULTIPLE USE BUILDINGS (OU)**

The following car parking and service vehicle requirements apply:-

i) **A minimum of 188 car** ~~Car~~ spaces shall be provided on the development site ~~at the rate determined by the Council approved Traffic and Parking Study~~. Car spaces are to be allocated to both the new hotel building and the existing licensed premises comprising the Wentworth Hotel **as follows:**
   - **Eighty-one (81) spaces for new hotel**
   - **Twenty-four (24) spaces for sports bar**
   - **Nineteen (19) spaces for restaurant**
   - **Sixty-four (64) spaces for Wentworth Hotel**

ii) All car spaces shall be allocated and marked according to this requirement.

iii) If the development is to be strata subdivided, the car park layout must reflect the above allocation and thereafter be regarded as part of the entitlement of that strata lot.

iv) Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.

v) Each car parking space shall have minimum dimensions in accordance with the relevant Australian Standard and be provided on-site in accordance with the approved plans.

vi) The parking bays shall be delineated by line marking.

vii) Visitor spaces shall be clearly line marked and/or signposted and shall only be used by persons visiting residents of the property or commercial/business/retail premises located within the development. Visitor spaces shall not be allocated as permanent residential parking spaces. Access to visitor parking spaces shall not be restricted without development approval and a sign shall be erected at the vehicular entrance indicating the availability of visitor parking.

viii) The following traffic control measures shall be implemented on site:-
   - Signage indicating 'Entry Only' shall be prominently displayed at the entrance to the development.
   - Signage indicating 'Exit Only' shall be prominently displayed at the exit to the development.
   - One-Way directional arrows shall be painted on the driveway pavement to indicate the required vehicular directional movement through the car parking area.

(Reason: To ensure car parking provision in accordance with this consent.)

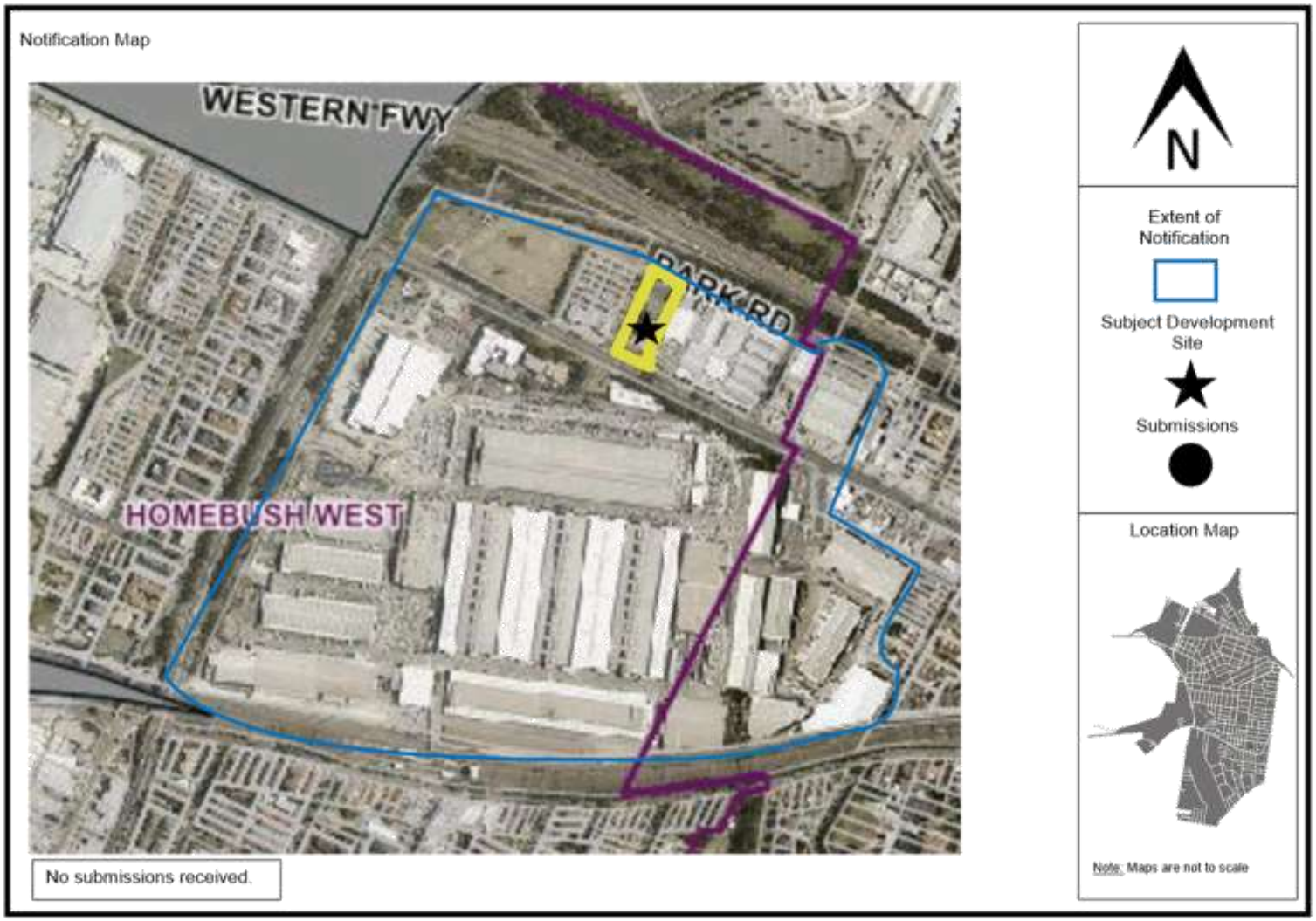
MODIFIED BY DA2018/32/2 DATE: 7 October 2021

ATTACHMENTS

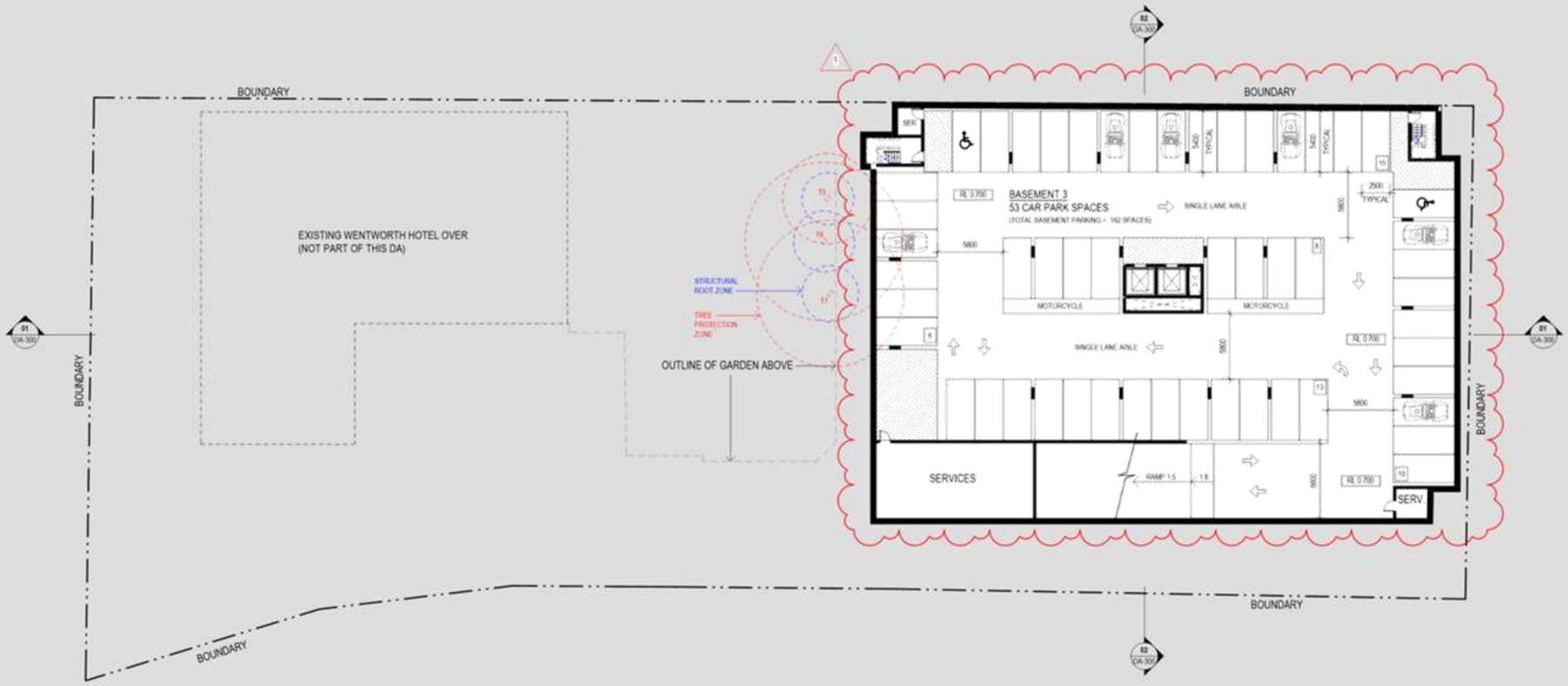
1. Site Map

DA2018/32/2 - 195 Parramatta Road, Homebush West - Lot 1 DP 34615 (Cont'd)

2. Architectural Plans
3. Geotech Report
4. Traffic Report


Notification Map
WESTERN FWY
PARK RD
HOMEBUSH WEST
No submissions received.
N
Extent of Notification
Subject Development Site
Submissions
Location Map
Note: Maps are not to scale

SECTION 4.55 CHANGES
1. BASEMENT 3 ADDED
2. SET BACK EASTERN SECTION OF BASEMENT
3. BASEMENT FIRE STAIRS ADJUSTED



1 BASEMENT -3
1 : 200 @ A1

Member Australian Institute of Architects

STATUS
SECTION 4.55
Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect.
This drawing is for the purpose of council approval and as such, is not suitable for construction.

NOTES
1:400 @ A3
1:200 @ A1
0 5m 10m

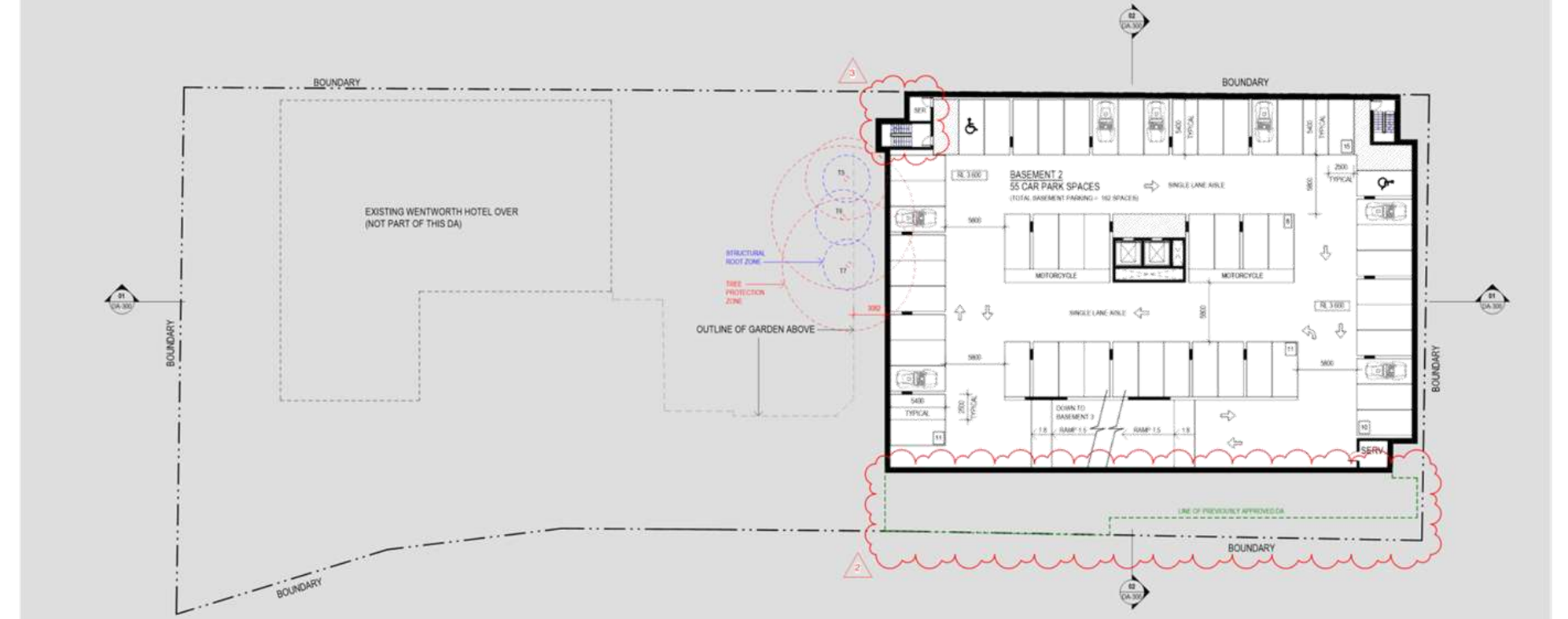
PROJECT
WENTWORTH HOTEL
395 PARRAMATTA ROAD
CLIENT
Iris Capital

squillace
ARCHITECTS
INTERIOR DESIGNERS
www.squillace.com.au

SYDNEY
MELBOURNE
NOMINATED ARCHITECT

DRAWING NO. DA-097
ISSUE A
JOB NO. IRI1512
DRAWN BY FO
CHECKED BY SC
SCALE 1 : 200@ A1
DATE 15.06.21
DRAWING TITLE BASEMENT 3

SECTION 4.55 CHANGES
1. BASEMENT 3 ADDED
2. SET BACK EASTERN SECTION OF BASEMENT
3. BASEMENT FIRE STAIRS ADJUSTED



1 BASEMENT -2
1 : 200 @ A1

STATUS
SECTION 4.55

NOTES

PROJECT
WENTWORTH HOTEL
395 PARRAMATTA ROAD

CLIENT
Iris Capital

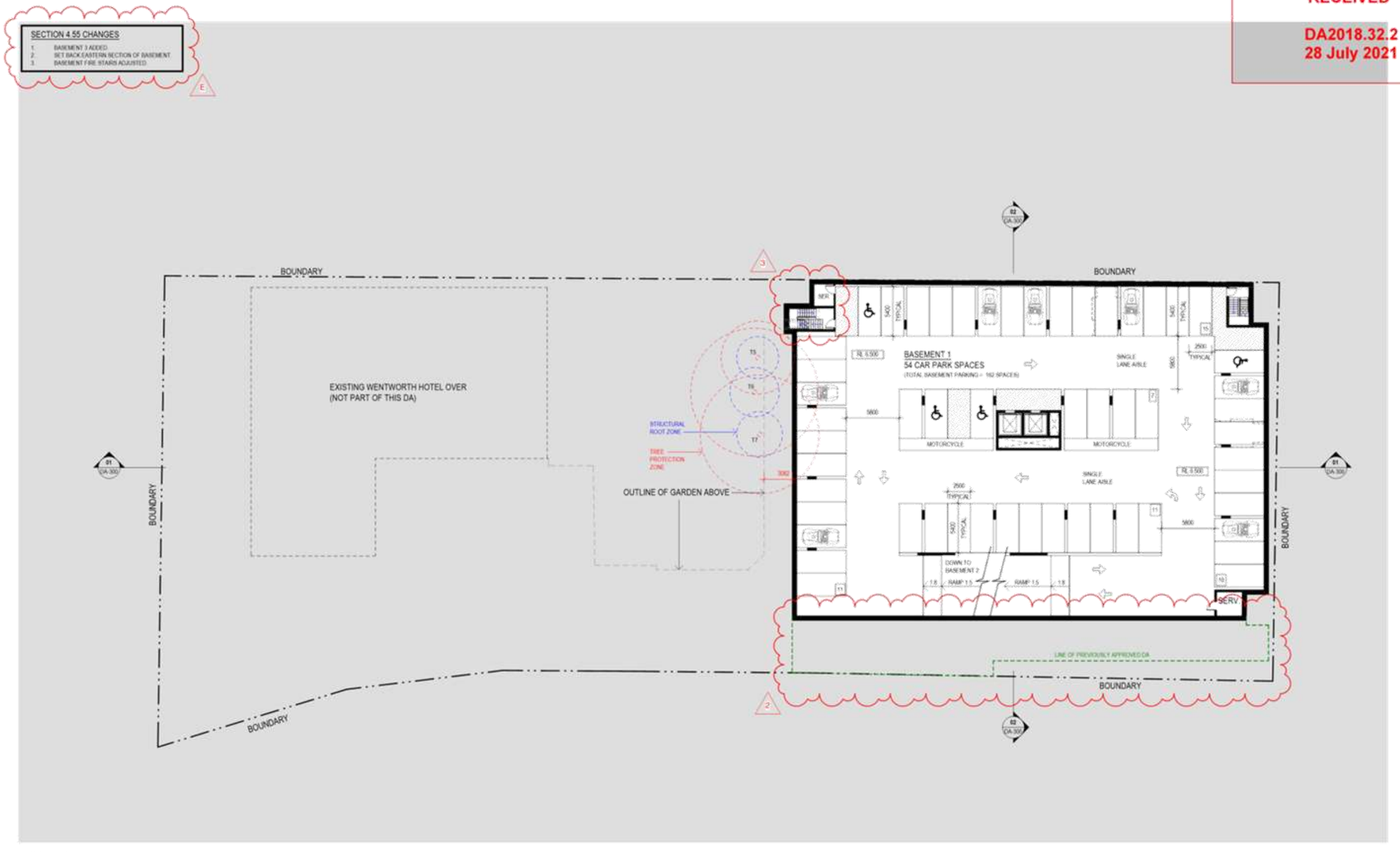
squillace
ARCHITECTS
INTERIOR DESIGNERS
www.squillace.com.au

DRAWING NO: DA-098
ISSUE: E
JOB NO: IRI1512
DRAWN BY: FO
CHECKED BY: SC
SCALE: 1 : 200@ A1
DATE: 15.06.21
DRAWING TITLE: BASEMENT 2

STRATHFIELD COUNCIL
RECEIVED

DA2018.32.2
28 July 2021

SECTION 4.55 CHANGES
1. BASEMENT 3 ADDED
2. SET BACK EASTERN SECTION OF BASEMENT
3. BASEMENT FIRE STAIRS ADJUSTED



1 BASEMENT -1
1 : 200 @ A1

STATUS
SECTION 4.55

NOTES
1:400 @ A1
1:200 @ A1
0 5m 10m

PROJECT
WENTWORTH HOTEL
395 PARRAMATTA ROAD

CLIENT
Iris Capital

squillace
ARCHITECTS
INTERIOR DESIGNERS
www.squillace.com.au

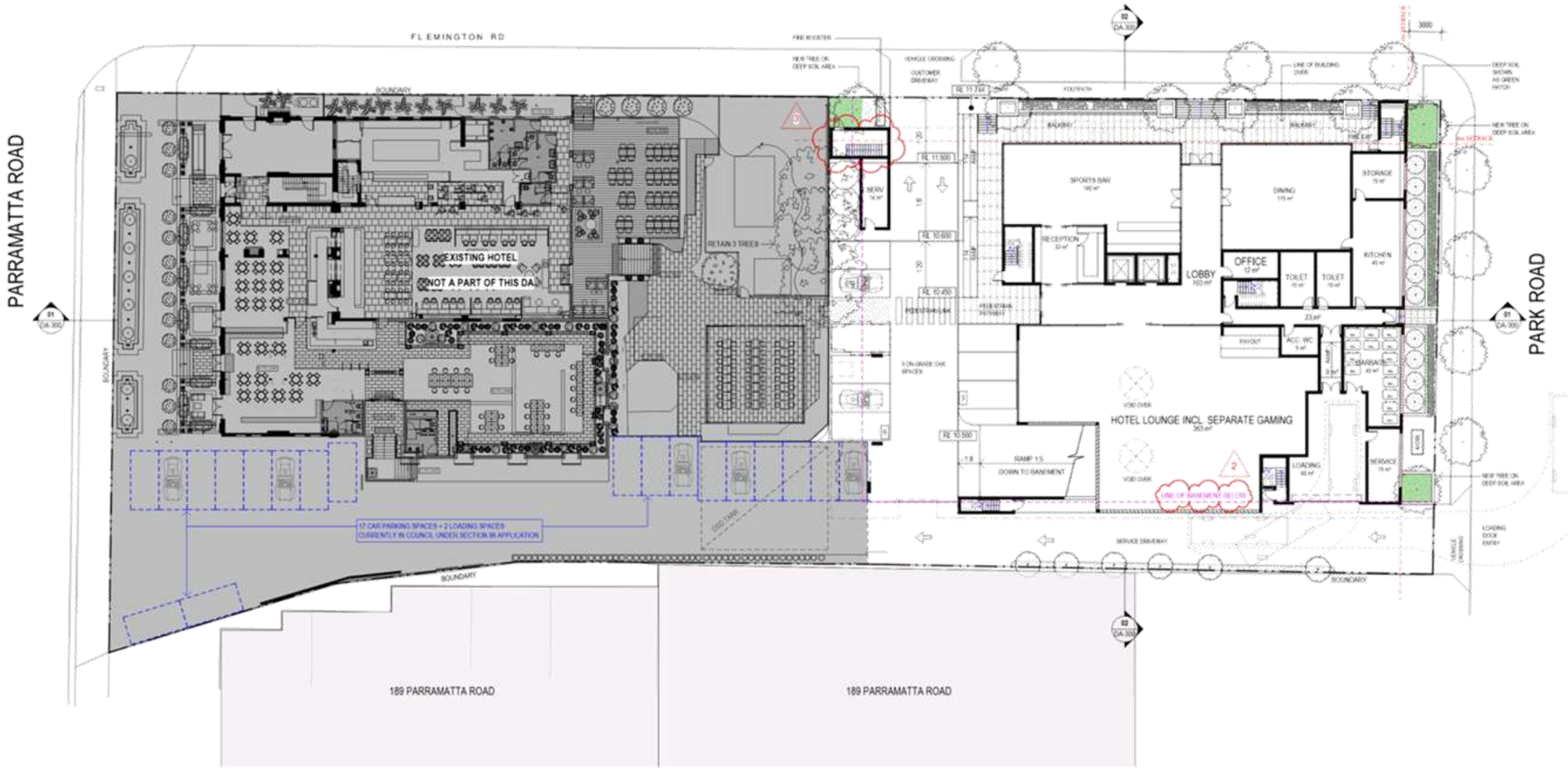
DRAWING NO. DA-099
ISSUE E
JOB NO. IRI1512
DRAWN BY FO
CHECKED BY SC
SCALE 1 : 200@ A1
DATE 15.06.21
DRAWING TITLE BASEMENT 1

SECTION 4.55 CHANGES
1. BASEMENT 3 ADDED
2. SET BACK EASTERN SECTION OF BASEMENT
3. BASEMENT FIRE STAIRS ACQUISTED

STRATHFIELD COUNCIL
RECEIVED
DA2018.32.2
28 July 2021

199C PARRAMATTA ROAD | 2 FLEMINGTON ROAD | 4 FLEMINGTON ROAD | 6 FLEMINGTON ROAD | 8 FLEMINGTON ROAD | 10 FLEMINGTON ROAD | 12 FLEMINGTON ROAD

FLEMINGTON ROAD



1 GROUND FLOOR
1 : 200 @ A1

Member Australian Institute of Architects

STATUS
SECTION 4.55

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

E	15.06.21	ISSUE FOR S4.55
D	23.10.19	ISSUE FOR DRAINAGE & CARPARK LAYOUT
C	10.06.19	ISSUE FOR COUNCIL NEGOTIATION
B	08.03.19	ISSUE FOR DA
A	23.02.17	ISSUE FOR DA
P3	04.02.17	ISSUE FOR COUNCIL FEEDBACK
P2	26.01.17	ISSUE FOR COUNCIL COMMENTS
ISS	DATE	PURPOSE OF ISSUE

NOTES
1:400 @ A1
1:200 @ A1
0 5m 10m

PROJECT
WENTWORTH HOTEL
195 PARRAMATTA ROAD

CLIENT
Iris Capital

squillace
ARCHITECTS
INTERIOR DESIGNERS
www.squillace.com.au

SYDNEY
Suite 2, 333 Pitt Street, Sydney NSW 2000
PH: +61 2 9264 1300 | Fax: +61 2 9264 7133
ABN: 36 157 994 761

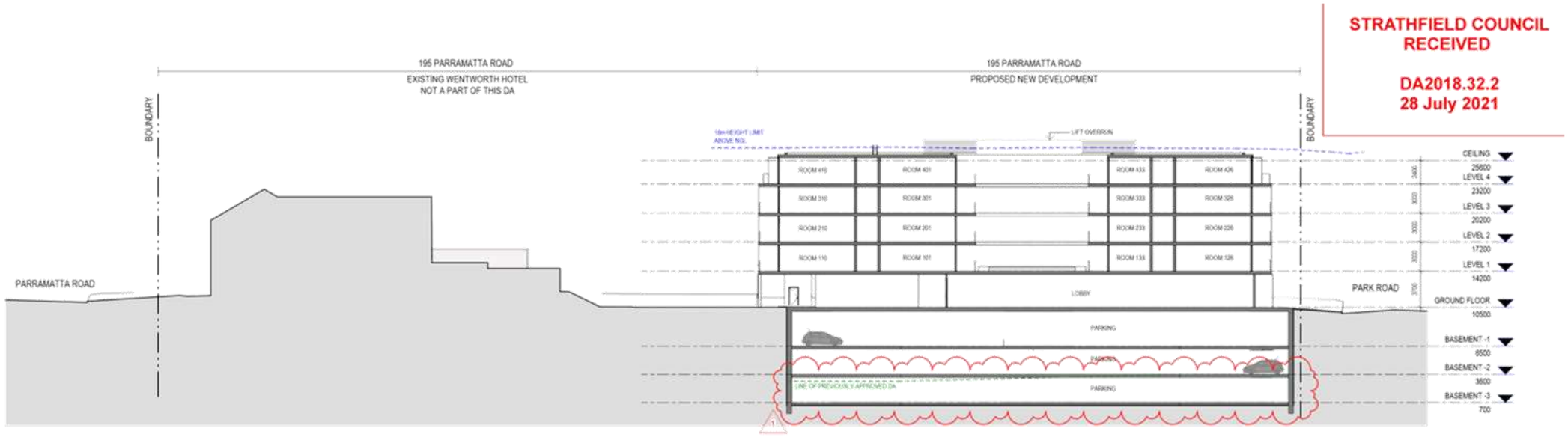
MELBOURNE
Suite 2, 333 Flinders Lane, Melbourne VIC 3000
PH: +61 3 9629 4899 | Fax: +61 3 9642 7444
ABN: 36 157 825 538

NOMINATED ARCHITECT
David Squillace Reg No. 4466 (NSW)
[illegible]

DRAWING NO.	ISSUE	JOB NO.
DA-100	E	IRI1512

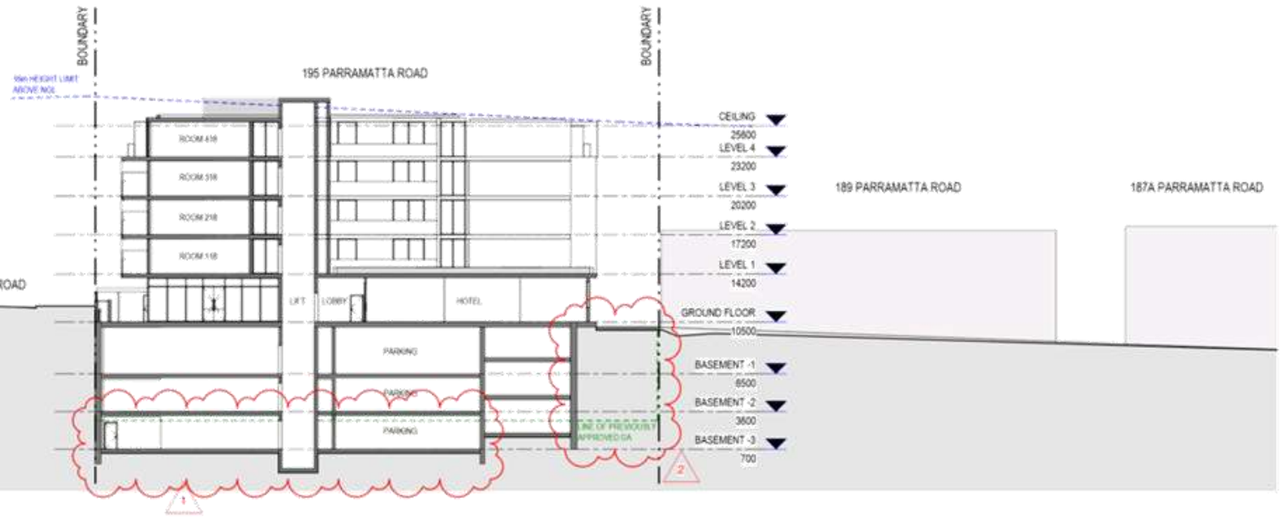
DRAWN BY	CHECKED BY	SCALE	DATE
FO	SC	1 : 200@ A1	15.06.21

DRAWING TITLE
GROUND FLOOR



1 **SECTION 1**
1 : 200 @ A1

SECTION 4.55 CHANGES
1. BASEMENT 3 ADDED
2. SET BACK EASTERN SECTION OF BASEMENT
3. BASEMENT FIRE STAIRS ADJUSTED



2 **SECTION 2**
1 : 200 @ A1

Member Australian Institute of Architects

STATUS
SECTION 4.55
Do not scale drawing. Work to dimension on site. Report any discrepancies in documentation to architect.
This drawing is for the purpose of council approval and as such, is not suitable for construction.

D	15.06.21	ISSUE FOR SECTION 4.55
C	07.05.18	ISSUE FOR COUNCIL MEDIATION
B	09.03.18	ISSUE FOR DA
A	15.12.17	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

NOTES
1:400 @ A1
1:200 @ A1
0 5m 10m

PROJECT
WENTWORTH HOTEL
195 PARRAMATTA ROAD

CLIENT
Iris Capital

squillace
ARCHITECTS
INTERIOR DESIGNERS
www.squillace.com.au

SYDNEY
51 Hampden Lane, East Sydney NSW 2010
PH: +61 2 8568 7300 FAX: +61 2 8568 7310
ABN: 36 150 564 763

MELBOURNE
Suite 2, 151 Flinders Lane, Melbourne VIC 3000
PH: +61 3 8625 4888 FAX: +61 3 8640 7444
ABN: 36 127 825 558

NOMINATED ARCHITECT
David Squillace Reg No. 4988 (NSW)
ACN (NSW): 127 150 09

DRAWING NO. .DA-300
ISSUE D
JOB NO. IRI1512
DRAWN BY FO
CHECKED BY SC
SCALE 1 : 200@ A1
DATE 15.06.21
DRAWING TITLE SECTIONS

REPORT TO

IRIS CAPITAL

ON

GEOTECHNICAL INVESTIGATION

FOR

PROPOSED HOTEL

AT

195 PARRAMATTA ROAD, HOMEBUSH, NSW

Date: 19 July 2021
Ref: 31064PNrpt Rev1

JKGeotechnics
www.jkgeotechnics.com.au

T: +61 2 9888 5000
JK Geotechnics Pty Ltd
ABN 17 003 550 801

Report prepared by:

Nicholas Smith
Senior Associate | Geotechnical Engineer
NSW Fair Trading PRE No. PRE0000017

Report reviewed by:

Peter Wright
Principal | Geotechnical Engineer
NSW Fair Trading PRE No. PRE0000643

For and on behalf of
JK GEOTECHNICS
PO BOX 976
NORTH RYDE BC NSW 1670

DOCUMENT REVISION RECORD

Report Reference	Report Status	Report Date
31064ZNrpt	Final Report	8 December 2017
31064PNrpt Rev1	Updated to reflect revised architectural design	19 July 2021

Table of Contents

ATTACHMENTS

1 INTRODUCTION

This report presents the results of a geotechnical investigation for the proposed hotel at 195 Parramatta Road, Homebush, NSW. A site location plan is presented as Figure 1. The investigation was commissioned by return of an Acceptance of Proposal form dated 10 November 2017, signed by Mr Warren Duarto of Iris Capital. The commission was on the basis of our proposal Ref: 'P45972ZN Homebush Rev1' dated 30 October 2017.

We note that for the purpose of this report, we have adopted the 'site' as being the northern half of the overall property (195 Parramatta Road), i.e. the area where the hotel is proposed to be constructed.

From the supplied architectural drawings (Job No. IRI1512 Dwg Nos DA-097[A], DA-098[E], DA-099[E], DA-100[E], and DA-300[D]), prepared by Squillace, we understand that the proposed development will comprise a 5 storey hotel building over three levels of basement carparking. The lowest basement floor level is to be at Reduced Level (RL) 0.7m, and excavation to a maximum depth of about 10.5m below existing surface levels is expected to be required. The proposed basement will extend to within about 1m of the northern and western site boundaries, within about 4m of the eastern boundary, and to the southern end of the existing carpark on the overall property. As no structural loads have been supplied, typical loads for this type of structure have been assumed.

The purpose of the investigation was to obtain geotechnical information on the subsurface conditions and to use this as a basis for providing comments and recommendations on excavation conditions, hydrogeological conditions, retention options, lateral earth pressures, footings, and on-grade floor slabs.

A separate report has been prepared by our specialist environmental consulting division, Environmental Investigation Services (EIS), presenting a Phase 1 Environmental Site Assessment. This report should be complemented by reference to the EIS report.

2 INVESTIGATION PROCEDURE

Five boreholes, BH1 to BH5, were drilled to depths ranging from 4.14m (BH4) to 8.8m (BH1) using spiral augering techniques with our track mounted JK300 and truck mounted JK500 drill rigs. BH2, BH4 and BH5 were subsequently extended to depths between 9.14m (BH4) and 10.3m (BH2) using rotary diamond coring techniques with water flush. The apparent compaction of the fill and strength of the residual silty clays were assessed from the results of Standard Penetration Tests (SPTs) completed in the boreholes, augmented by hand penetrometer tests on recovered cohesive soil samples from the SPT split spoon sampler. The strength of the augered bedrock was assessed from observation of the drilling resistance of a tungsten carbide (TC) drill bit attached to the augers, tactile examination of recovered rock chips and correlation with the results of subsequent laboratory moisture content tests on recovered rock chips. The assessment of strength in this manner is approximate and variation by about one order of strength should not be unexpected. The strength of the cored bedrock was assessed from tactile examination of the recovered rock core and the results of laboratory Point Load Strength Index ($I_{S(50)}$) tests.

Groundwater observations were made during and on completion of drilling each borehole. Machine slotted PVC standpipe piezometers were installed in BH1 and BH3 to allow for ongoing groundwater level monitoring, and groundwater levels were measured in the installed standpipes approximately 3 weeks after installation. The piezometer installation details are presented on the relevant borehole logs. No longer term groundwater level monitoring was completed.

The borehole locations, as shown on the attached Borehole Location Plan (Figure 2) were set out by taped measurements from existing surface features. The approximate surface level at the borehole locations was estimated by interpolation between spot heights on the supplied Lawrence Group survey plan (Job No. 081539 Dwg no. DETL-001/A dated 21 February 2008) which forms the basis for Figure 2, and are hence approximate. The survey datum is Australian Height Datum (AHD).

Our geotechnical engineers, Arthur Kourtesis and Tristan Piat, were on site full time during the fieldwork and set out the borehole locations, nominated the sampling and testing, and prepared the borehole logs. The borehole logs are attached to this report, along with our Report Explanation Notes which describe the investigation techniques adopted, and define the logging terms and symbols used.

Selected rock chip and rock core samples were returned to Soil Test Services Pty Ltd (STS) a NATA accredited laboratory for moisture content and $I_{S(50)}$ tests. The results of the tests are presented on the attached STS Tables A and B. Selected soil samples were also returned to Envirolab Services Pty Ltd, a NATA accredited laboratory, for pH, chloride content, sulfate content, and resistivity testing, the results of which are presented on the attached Envirolab 'Certificate of Analysis' 180295.

3 RESULTS OF INVESTIGATION

3.1 Site Description

The site is located on an east-facing hillside which grades at approximately 3° to 4°. Flemington Road formed the western boundary and Park Road the northern boundary.

At the time of the fieldwork, the site was wholly occupied by an asphaltic concrete surfaced carpark, with medium to large trees around the perimeter of the carpark.

To the south of the site, at the southern end of 195 Parramatta Road, was a one and two storey brick commercial building (Wentworth Hotel) which also had a partial basement level. Between the building and the site was a paved and landscaped beer garden area and single storey metal clad shed. To the east of the site was a metal clad warehouse building and concrete surfaced carpark. The neighbouring buildings appeared to be in good condition based on a cursory inspection from within the subject site.

Surface levels across the site boundaries were generally similar.

3.2 Subsurface Conditions

The 1:100,000 Geological Map of Sydney indicates the site is underlain by Ashfield Shale of the Wianamatta Group.

The boreholes disclosed a generalised subsurface profile, beneath the existing asphaltic concrete surfacing, comprising shallow fill over residual silty clay then shale (siltstone) bedrock at shallow depth. Groundwater seepage was encountered within the bedrock profile. For details of the encountered subsurface profile, reference should be made to the attached borehole logs. A summary of the encountered subsurface conditions is presented below.

Pavements and Fill

Asphaltic concrete (AC) between 30mm (BH5) and 50mm (BH4) thick was penetrated from the surface in all of the boreholes. Fill comprising silty clayey gravel and silty clay was encountered from immediately beneath the AC in all of the boreholes except BH5, and extended to depths between 0.2m (BH3) and 1.4m (BH1), however, we note that the deeper fill in BH1 and BH2 may have been natural material. The fill in BH1 was assessed as being well compacted

Residual Silty Clay

Residual silty clay was encountered from immediately beneath the AC in BH5, and from beneath the fill in the remaining boreholes. The residual silty clay was assessed as being of high plasticity and of stiff (BH4 and BH5) and hard (BH2 and BH3) strength.

Siltstone Bedrock

We note that since the time of our previous investigation, the logging of bedrock in accordance with AS1726: *Geotechnical Site Investigations* changed such that the 'shale' bedrock in Sydney is now logged as a siltstone, however, the borehole logs from our investigation have not been updated. Similarly, extremely weathered bedrock is now logged as a soil and assigned a soil strength. For the extremely weathered bedrock a hard (Hd) soil strength would now be correctly assigned rather than an extremely low (EL) rock strength.

Siltstone bedrock was encountered in all of the boreholes from depths between 1.2m (BH4) and 1.6m (BH2 and BH5). The siltstone bedrock was of extremely low to very low strength on first contact, and increased in strength with depth, generally after about 1m to 3m of rock surface, to medium or medium to high strength. Over the cored portions of BH2, BH4 and BH5, relatively few defects were encountered, and were predominantly inclined joints, but with occasional clay seams and extremely weathered seams also encountered. The core loss zone in BH2 likely represents an extremely weathered seam which was washed away during coring.

Groundwater

All of the boreholes were 'dry' during and on completion of augering, and between 1.5 hours and 2.5 hours after the completion of auger drilling, BH1 and BH3 remained 'dry'. Whilst standing water was measured in the cored boreholes on completion of coring, as water is injected into the borehole during coring, we consider these levels are not representative. About three weeks following drilling, standing water was measured at a

depth of 2.65m in BH3. The standpipe in BH1 was not accessible when we revisited site due to the presence of a parked car.

3.3 Laboratory Test Results

The results of the moisture content tests correlated well with our field assessment of the bedrock strength.

The results of the $I_{S(50)}$ tests correlated well with our field assessment of the in-situ bedrock strength. The Unconfined Compressive Strength of the bedrock, as estimated from the $I_{S(50)}$ results using the commonly adopted correlation of UCS = 20 x $I_{S(50)}$, generally ranged from 12MPa to 26MPa, but with occasional strengths as high as 44MPa.

The results of the Envirolab Testing indicated the soils to be highly acidic with very low sulfate and chloride content, and low to moderate resistivity.

4 COMMENTS AND RECOMMENDATIONS

4.1 Supplementary Investigation

We note that the investigation was completed for a previous version of the design with only two basement levels, and as such, the boreholes were terminated at close to bulk excavation level. A supplementary investigation must be completed, either before or following excavation, to confirm the strength and quality of the bedrock below founding level for the proposed footings. We can complete the supplementary investigation if commissioned to do so.

4.2 Dilapidation Surveys

Prior to any demolition and excavation commencing, we recommend that detailed dilapidation reports be prepared for the adjoining properties to the east and south of the site. The dilapidation surveys should comprise detailed inspections both externally and internally, with all defects rigorously described, e.g. defect location, defect type, crack width, crack length, etc. The respective property owners should be provided with a copy of the dilapidation reports and be asked to confirm that they present a fair representation of existing conditions. Such reports can be used as a baseline against which to assess possible future claims for damage arising from the works. We note that Council may also require that dilapidation surveys be completed for their adjoining assets be reported prior to any works commencing on site.

4.3 Excavation and Vibration

4.3.1 Excavation Conditions

Excavation for the proposed development is expected to extend to a maximum depth of about 10.5m below existing surface levels, but with locally deeper excavations for lift pits and services. Excavation to such depths will extend through the soil profile, and be mostly within the siltstone bedrock profile.

Following installation of appropriate shoring, excavation of the soils and very low strength bedrock is expected to be readily achievable using conventional techniques such as the buckets of large hydraulic excavators.

Excavation through the siltstone bedrock of low and greater strength will be expected to be slower, and we recommend grid sawing and hammering with smaller excavators and/or ripping using a large excavator (at least 30 tonne in size) in combination with sawing.

4.3.2 Potential Vibration Risks

We recommend that considerable caution be taken during rock excavation on the site as there will likely be direct transmission of ground vibrations to the neighbouring buildings to the south and east.

The dilapidation reports and the excavation procedures should be carefully reviewed prior to the commencement of excavation, so that appropriate equipment is used.

Excavation using hydraulic rock hammers should commence away from likely critical areas (i.e. commence towards the north-west corner of the site). We recommend that continuous vibration monitoring be carried out during all demolition and excavation works. Provisionally, vibrations, measured as Peak Particle Velocity (PPV), must be limited to no higher than 5mm/sec for the nearby buildings, subject to confirmation by the project structural engineer and/or a specialist vibration consultant that these vibration levels can be tolerated by those structures. From this confirmation, a higher vibration limit may be acceptable for the warehouse building to the east of the site. This vibration limit must also be reviewed following completion of the dilapidation reports on the nearby buildings. If higher vibrations are recorded, they should be assessed against the attached Vibration Emission Design Goals as higher vibrations may be feasible depending on the associated vibration frequency. If it is confirmed that transmitted vibrations are excessive, then it would be necessary to use smaller plant or alternative techniques, e.g. grid sawing in conjunction with ripping.

The use of grid sawing in conjunction with ripping presents an alternative low vibration excavation technique, however, productivity is likely to be slower. When using a rock saw, the resulting dust must be suppressed by spraying with water.

The following procedures are recommended to reduce vibrations when rock hammers are used:

- Maintain rock hammer orientated towards the face and enlarge excavation by breaking small wedges off the face.

- Use rock hammers in short bursts only to reduce amplification of vibrations.
- Maintain a sharp moil on the hammer.

We recommend use of excavation contractors with experience in such work with a competent supervisor who is aware of vibration damage risks. The contractor should be provided with a full copy of this report and have all appropriate statutory and public liability insurances.

4.3.3 Seepage

No groundwater was encountered within the soil or bedrock profiles during or on completion of auger drilling in any of the boreholes. Approximately 3 weeks after the completion of drilling, standing water had stabilised at a depth of 2.65m in BH3, which is within the bedrock profile.

Given the expected generally low permeability of the soil and bedrock profiles, we expect that construction of a drained basement would be feasible and appropriate. Groundwater seepage into the basement excavation would be expected to reduce as the excavation progresses, and the surrounding profile is drained of water. Locally higher inflows could be expected to occur through open joints or bedding planes during and following heavy rainfall events. Such a process would not be expected to cause any adverse effects on any surrounding structures or improvements.

Long term groundwater flows would be expected to be of limited volume and would be able to be controlled by draining them to a sump for periodic pumped disposal to the stormwater system or for reuse in on site irrigation.

Groundwater seepage into the excavation should be monitored by the site foreman and geotechnical engineer as excavation progresses to confirm that seepage volumes are within the range anticipated.

Overall, it is considered that the construction of the proposed development will not be adversely affected by groundwater provided engineer designed drainage systems are constructed. Similarly, it is not expected that the development will have an adverse effect on the surrounding structures or improvements, or on regional groundwater flows.

4.4 Retaining Walls

4.4.1 Shoring Options

Where space permits, temporary batter slopes within the soil and bedrock profiles of 1 Vertical (V) to 1 Horizontal (H) are recommended in the short term, provided that no surcharge loads, including construction loads and existing footing loads, are placed at the top of the batters. However, as the proposed basement will extend to the site boundaries on the northern and western side, within about 4m of the eastern boundary, and close to existing structures to the south, such batter slopes will not be feasible.

Therefore, we consider that the excavation will need to be supported by an engineer designed shoring system installed prior to excavation commencing.

The shoring system(s) may be incorporated into the permanent basement retention system. The effect of ground movements on any structures and services that lie within the influence zone of the excavation must also be taken into account. The influence zone of the excavation may be defined as a horizontal distance of 2H (where 'H' is the depth of the excavation in metres) behind the wall. Suitable retention systems, given the subsoil conditions encountered, would include a soldier pile wall with shotcrete infill panels, or a contiguous pile wall. Conventional bored piles are considered suitable for use on this site.

The shoring system(s) must be anchored or braced as the excavation progresses. Approval from neighbouring land owners would be required prior to the installation of anchors into their property.

The piles should be installed to sufficient depth below bulk excavation level, including below footing and service excavations, to satisfy stability and founding considerations.

Drilling of rock sockets will be difficult through the medium or greater strength bedrock, requiring the use of large drilling rigs equipped with rock augers and coring buckets. Some groundwater inflow is expected into bored piles and we expect that this inflow will be controllable by conventional pumping methods.

Given the expected depth of the shoring piles, pouring using tremie methods is recommended.

4.4.2 Retaining Wall Design Parameters

The major consideration in the selection of earth pressures for the design of retaining walls is the need to limit deformations occurring outside the excavation. The following characteristic earth pressure coefficients and subsoil parameters may be adopted for the design of temporary or permanent retention systems.

For anchored or propped soldier pile or contiguous pile walls where minor movements can be tolerated, e.g. landscaped areas or similar, we recommend the use of a trapezoidal earth pressure distribution of 6HkPa for the soil profile and the bedrock of up to low strength, where 'H' is the retained height in metres. These pressures should be assumed to be uniform of the central 50% of the support system. Where movements are to be limited, e.g. where neighbouring structures or movement sensitive services are located within 2H of the wall, a trapezoidal earth pressure distribution of 8HkPa should be adopted. The shotcrete infill panels can be designed for 4H and 6H respectively.

For bedrock of consistent medium or higher strength, a uniform lateral pressure of 10kPa should be adopted to account for smaller wedges which could be formed between inclined defects.

A bulk unit weight of 20kN/m^3 should be adopted for the soil and shale bedrock profiles

Any surcharge affecting the walls (e.g. traffic loading, construction loads, adjacent high level footings, etc.) should be allowed for in the design using an 'at-rest' earth pressure coefficient, K_0, of 0.5.

We note that the Ashfield Shale formation can contain continuous inclined joints, which if adversely orientated can result in instability of temporary excavations, and additional loads on retaining walls, particularly where the joints are smooth or clay smeared. The inclination of such joints can range from about 30° to 50°. Such joints, if present at the site, are not readily identifiable from boreholes, and are typically only observed during excavation. To manage the potential risk associated with such defects, we recommend that the design of the basement shoring walls consider the possible presence of a continuous inclined joint extending from bulk excavation level in front of the walls up to the bedrock surface at a 45° angle. The joint shall be assumed to be clay coated and smooth, with a friction angle of 25°. This case could be considered to be a worst case scenario with a reduced Factor of Safety.

The retaining walls should be designed as 'drained' and measured taken to provide permanent and effective drainage of the ground behind the walls. The subsoil drains should incorporate a non-woven geotextile fabric (e.g. Bidim A34) to act as a filter against subsoil erosion.

Lateral toe restraint of the walls may be achieved by embedding the piles into the bedrock below bulk excavation level. An allowable lateral resistance of 500kPa can be adopted for bedrock of consistent medium strength below bulk excavation level, and any other excavations within 5m of the wall, e.g. for lift pits or services. For piles embedded into bedrock below bulk and detailed excavation level, a minimum embedment depth of 1.0m is recommended. Care is required not to over-excavate in front of the piles, and all excavations in front of the walls, such as for footings, tanks, buried services, etc. must be taken into account in the wall design.

Anchors bonded into low or greater strength bedrock may be designed on the basis of a maximum allowable bond stress of 200kPa. Higher bond stresses will likely be achievable able in consistent medium strength bedrock subject to confirmation by test anchors. All anchors should be proof loaded to at least 1.3 times their working load and then locked off/prestressed to 85% of their working load. Proof loading should be carried out in the presence of an engineer independent of the anchor contractor. Anchors must be bonded behind a line drawn up at 45° from the base of the excavation, with all anchors having a minimum free length of 3m and bond length of at least 3m. Lift off tests should be carried out on at least 10% of all anchors to confirm that they are maintaining their load. It is normal practice for anchor design and construction to be a separate subcontract so that disputes do not arise if any anchors fail to achieve their test load.

Alternatively, the retaining walls could be designed using computer based Wallap or Finite Element Analysis (e.g. Plaxis) methods, which would likely result in cost savings compared to a design based on the above simplified earth pressure assumptions. Analysis software treating the soil as 'equivalent springs' should not be used for this design. Plaxis type analysis methods can model the actual excavation stages, including progressive anchoring/shoring, and outputs include structural actions in the piles, anchor/prop loads, and wall movements. The analysis should be completed by an engineer with a good understanding of soil-structure interaction behaviour, including an understanding of when soil-wall friction should and should not be used etc. We note that analysis of the continuous joint, discussed above, would be required for these analysis methods.

For FE analysis, we recommend the following basic material parameters be adopted

Material	Drained Cohesion c' (kPa)	Drained Internal Friction ϕ' (Degrees)	Bulk Unit Weight (kN/m³)	Elastic Modulus (MPa)
Fill	–	28	18	20
Residual Soils and Extremely Weathered Bedrock	3	28	20	50
Very Low and Low Strength Bedrock	10	28	21	150
Low to Medium Strength Bedrock	10	28	22	350
Medium Strength Bedrock	50	35	24	1,000

For Wallap analysis, additional advice should be sought as to appropriate material properties to adopt for the bedrock units.

4.5 Footings

On completion of excavation, bedrock of at least medium strength is expected to be uniformly exposed. However, the boreholes all terminated at about bulk excavation level and the strength and quality of the bedrock below the base of the proposed footings has not been confirmed. The recommendations below assume that bedrock of a similar strength and quality to that within about 3m above bulk excavation level would also be encountered below bulk excavation level, but this must be confirmed before the footing design is finalised.

For initial footing design, we recommend the adoption of an allowable bearing pressure of 3,500kPa based on a serviceability criteria of limiting the settlement to not more that 1% of the least footing dimension. Differential settlements between large and small footings should be considered. Perimeter shoring piles founded below bulk excavation level could also be provisionally designed for an allowable bearing pressure of 3,500kPa. For the portion of a pile socket greater than 0.5m below bulk excavation level, an allowable shaft adhesion of 350kPa in compression can be adopted, assuming that the sockets will be clean and rough, achieving a roughness of at least R2.

Alternatively, the footings and perimeter piles could be designed based on an ultimate bearing pressure of 25MPa and ultimate shaft adhesion of 800kPa for the medium strength bedrock below bulk excavation level.

For tension (uplift) loads on piles, the above allowable and ultimate shaft adhesions should be halved.

When designing footings and piles for ultimate limit state pressures, the load versus settlement behaviour would be expected to be close to linear to at least the working pressures of the piles (that is φ_g times the ultimate pile capacity). Therefore the settlement of the footings and piles could be estimated using the formula:

Settlement (mm) = footing dimension (m) x 10 x (φ_g x ultimate bearing pressure)/(serviceability bearing pressure)
Where the footing dimension is the pile diameter of width of the strip or pad footing

When using limit state design, the footing design must incorporate the geotechnical strength reduction factor (φ_g). Assuming piles will be installed using conventional bored piling techniques and all piles will be inspected by a geotechnical engineer (see below), we believe a φ_g of 0.55 would be appropriate for this site, which can be used without the need for serviceability testing of the piles as we expect an ARR of less than 2.5 which must be confirmed by the piling contractor or structural engineer. The structural engineer must consider the factors listed in Clause 8.2.4(c)(iii) of AS2159-2009 to determine the number of piles on which pile integrity tests should be performed. Pad or strip footings could use the same geotechnical strength reduction factor. These factors are contingent upon the geotechnical inspections detailed below being carried out.

The following inspection regime is recommended for load bearing piles and footings for this project:

- Completion of the supplementary investigation.
- The socket below bulk excavation level for all piles should be drilled in the presence of a geotechnical engineer; and
- All footing excavations should be visually inspected by a geotechnical engineer, with spoon tests completed in 30% of all footings.

We can complete the abovementioned inspections if requested to do so. If defects are found below any footings, then either the footing can be extended to greater depth below the defects, or a lager footing option based on lower bearing pressures adopted.

Special consideration will need to be given to any footings which are located close to the crest of excavation cuts within the basement. Any footings within a distance of X from the crest of a cut face (where X is height of the cut face/basement wall) will require special consideration, and a thorough inspection of the nearby rock face will be required. If any footings will be founded outside the basement footprint, additional geotechnical advice must be sought for guidance on interaction considerations between such footings and the basement shoring walls.

4.6 On-Grade Floor Slab

The basement on-grade floor slab is expected to directly overlie bedrock and no particular subgrade preparation will be required.

Slab-on-grade construction is therefore considered appropriate. Underfloor drainage must however be provided. For all buildings, the underfloor drainage should connect with the wall drains, where appropriate, and direct groundwater seepage to a sump(s) for pumped disposal to a stormwater system following obtaining authority approval. Joints in the on-grade floor slabs should incorporate dowels or keys.

4.7 Soil Aggression

Based on the soil chemistry test results, a 'mild' exposure classification for concrete piles is applicable in accordance with Table 6.4.2 (C) in AS2159-2009.

4.8 Earthquake Design

In accordance with Table 4.1 of AS1170.4-2007, the site subsoil class is 'Class C_e – Shallow Soil'.

4.9 Further Geotechnical Input

The following is a summary of the further geotechnical input which is required and which has been detailed in the preceding sections of this report:

- Completion of a supplementary geotechnical investigation.
- Finite element analysis of basement retaining walls (if required);
- Quantitative vibration monitoring during rock excavation;
- Geotechnical pile inspections;
- Proof-testing of anchors;
- Geotechnical inspection of bedrock cut faces within the basement and near footings;
- Seepage monitoring during excavation; and
- Geotechnical footing inspections and spoon testing.

5 SALINITY

The site is located in an area where soil and groundwater salinity may occur. Salinity can affect the longevity and appearance of structures as well as causing adverse horticultural and hydrogeological effects. The local council has guidelines relating to salinity issues which should be checked for relevance to this project.

6 GENERAL COMMENTS

The recommendations presented in this report include specific issues to be addressed during the construction phase of the project. In the event that any of the construction phase recommendations presented in this report are not implemented, the general recommendations may become inapplicable and JK Geotechnics accept no responsibility whatsoever for the performance of the structure where recommendations are not implemented in full and properly tested, inspected and documented.

Occasionally, the subsurface conditions between and below the completed boreholes may be found to be different (or may be interpreted to be different) from those expected. Variation can also occur with groundwater conditions, especially after climatic changes. If such differences appear to exist, we recommend that you immediately contact this office.

This report provides advice on geotechnical aspects for the proposed civil and structural design. As part of the documentation stage of this project, Contract Documents and Specifications may be prepared based on our report. However, there may be design features we are not aware of or have not commented on for a variety of reasons. The designers should satisfy themselves that all the necessary advice has been obtained. If required, we could be commissioned to review the geotechnical aspects of contract documents to confirm the intent of our recommendations has been correctly implemented.

115 Wicks Road
Macquarie Park, NSW 2113
PO Box 976
North Ryde, BC 1670
Telephone: 02 9888 5000
Facsimile: 02 9888 5001

SOIL TEST SERVICES
ABN 43 002 145 173

TABLE A
MOISTURE CONTENT TEST REPORT

Client:	JK Geotechnics	**Ref No:**	31064ZN
Project:	Proposed Hotel	**Report:**	A
Location:	195 Parramatta Road, Homebush West, NSW	**Report Date:**	22/11/2017
		Page 1 of 1	

AS 1289	**TEST METHOD**	**2.1.1**
BOREHOLE NUMBER	**DEPTH m**	**MOISTURE CONTENT %**
1	2.00-2.50	12.8
1	4.70-4.80	2.9
2	3.50-4.00	7.2
2	5.00-5.50	3.6
3	3.50-4.00	7.6
3	6.30-6.40	2.0
4	2.80-3.00	7.6
5	1.60-1.63	11.3
5	2.50-3.00	7.4
5	5.00-5.50	4.4

115 Wicks Road
Macquarie Park, NSW 2113
PO Box 976
North Ryde, BC 1670
Telephone: 02 9888 5000
Facsimile: 02 9888 5001

SOIL TEST SERVICES
ABN 43 002 145 173

TABLE B
POINT LOAD STRENGTH INDEX TEST REPORT

Client:	JK Geotechnics	**Ref No:**	31064ZN
Project:	Proposed Hotel	**Report:**	B
Location:	195 Parramatta Road, Homebush West, NSW	**Report Date:**	22/11/2017
		Page 1 of 1	

BOREHOLE NUMBER	DEPTH	$I_{S(50)}$	ESTIMATED UNCONFINED COMPRESSIVE STRENGTH
	m	MPa	(MPa)
2	7.96-8.00	1.3	26
	8.51-8.54	1.0	20
	9.07-9.11	1.1	22
	9.72-9.75	0.6	12
	10.11-10.16	0.6	12
4	4.22-4.26	1.0	20
	4.88-4.92	1.0	20
	5.30-5.33	0.7	14
	7.30-7.33	0.5	10
	7.84-7.87	0.9	18
	8.46-8.49	0.6	12
	9.06-9.09	0.8	16
5	5.74-5.77	1.2	24
	6.32-6.36	1.0	20
	6.93-6.97	1.6	32
	7.56-7.60	0.6	12
	8.06-8.09	0.7	14
	8.55-8.59	0.8	16
	9.00-9.03	2.2	44

NOTES:

1. In the above table testing was completed in the Axial direction.
2. The above strength tests were completed at the 'as received' moisture content.
3. Test Method: RMS T223.
4. For reporting purposes, the $I_{S(50)}$ has been rounded to the nearest 0.1MPa, or to one significant figure if less than 0.1MPa
5. The Estimated Unconfined Compressive Strength was calculated from the point load Strength Index by the following approximate relationship and rounded off to the nearest whole number :
   U.C.S $= 20\ I_{S(50)}$

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 180295

Client Details	
Client	JK Geotechnics
Attention	Tristan Piat
Address	PO Box 976, North Ryde BC, NSW, 1670

Sample Details	
Your Reference	**31064ZN, Homebush West**
Number of Samples	4 Soil
Date samples received	21/11/2015
Date completed instructions received	21/11/2017

Analysis Details
Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details	
Date results requested by	28/11/2017
Date of Issue	23/11/2017
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***	

Results Approved By
Priya Samarawickrama, Senior Chemist

Authorised By
David Springer, General Manager

Envirolab Reference: 180295
Revision No: R00

Client Reference: 31064ZN, Homebush West

Misc Inorg - Soil					
Our Reference		180295-1	180295-2	180295-3	180295-4
Your Reference	UNITS	BH1	BH2	BH2	BH4
Depth		0.5-0.95	0.5-0.95	1.5-0.6	1.7-2.0
Date Sampled		16/11/2017	16/11/2017	16/11/2017	16/11/2017
Type of sample		Soil	Soil	Soil	Soil
Date prepared	-	22/11/2017	22/11/2017	22/11/2017	22/11/2017
Date analysed	-	22/11/2017	22/11/2017	22/11/2017	22/11/2017
pH 1:5 soil:water	pH Units	4.7	4.7	5.3	5.4
Chloride, Cl 1:5 soil:water	mg/kg	43	20	<10	56
Sulphate, SO4 1:5 soil:water	mg/kg	340	180	68	63
Resistivity in soil*	ohm m	37	80	180	92

Client Reference: 31064ZN, Homebush West

Method ID	Methodology Summary
Inorg-001	pH - Measured using pH meter and electrode in accordance with APHA latest edition, 4500-H+. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Inorg-002	Conductivity and Salinity - measured using a conductivity cell at 25oC in accordance with APHA 22nd ED 2510 and Rayment & Lyons. Resistivity is calculated from Conductivity.
Inorg-081	Anions - a range of Anions are determined by Ion Chromatography, in accordance with APHA latest edition, 4110-B. Alternatively determined by colourimetry/turbidity using Discrete Analyer.

Client Reference: 31064ZN, Homebush West

QUALITY CONTROL: Misc Inorg - Soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup	RPD	LCS-1	[NT]
Date prepared	-			22/11/2017	1	22/11/2017	22/11/2017		22/11/2017	[NT]
Date analysed	-			22/11/2017	1	22/11/2017	22/11/2017		22/11/2017	[NT]
pH 1:5 soil:water	pH Units		Inorg-001	[NT]	1	4.7	4.6	2	99	[NT]
Chloride, Cl 1:5 soil:water	mg/kg	10	Inorg-081	<10	1	43	44	2	94	[NT]
Sulphate, SO4 1:5 soil:water	mg/kg	10	Inorg-081	<10	1	340	390	14	96	[NT]
Resistivity in soil*	ohm m	1	Inorg-002	<1	1	37	33	11	[NT]	[NT]

Client Reference: 31064ZN, Homebush West

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions	
Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

Client Reference: 31064ZN, Homebush West

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 1 1 / 2

BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Method:** SPIRAL AUGER **R.L. Surface:** ~10.8 m
Date: 16/11/17 **Datum:** AHD
Plant Type: JK300 **Logged/Checked By:** A.C.K./N.E.S.

Groundwater Record	SAMPLES ES	SAMPLES U50	SAMPLES DB	SAMPLES DS	Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
DRY ON COMPLETION & AFTER 1.5 HRS										ASPHALTIC CONCRETE: 40mm.t	M			
										FILL: Silty clayey gravel, medium grained igneous, dark grey brown.				POSSIBLY NATURAL
					N = 18 8,8,10	10	1			FILL: Silty clay, high plasticity, orange brown mottled light grey and grey, trace of medium grained ironstone gravel and ash.			>600 >600 >600	APPEARS WELL COMPACTED
						9	2			SHALE: light grey brown, with iron indurated bands.	XW	EL		VERY LOW TO LOW 'TC'BIT RESISTANCE
						8	3							VERY LOW TO LOW RESISTANCE WITH MODERATE TO HIGH BANDS
						7	4			SHALE: dark grey and dark brown.	DW - SW	M		HIGH RESISTANCE
						6	5			SHALE: dark grey.	SW	H		VERY HIGH RESISTANCE
						5	6							
						4								

JK_LIB_CURRENT: \db.gdb Log J&K AUGERHOLE - MASTER 31064ZN HOMEBUSH WEST.GPJ <<DrawingFile>> 08/12/2017 16:14 Produced by gINT Professional (Developed by Datgel)

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 1 2 / 2

BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Method:** SPIRAL AUGER **R.L. Surface:** ~10.8 m
Date: 16/11/17 **Datum:** AHD
Plant Type: JK300 **Logged/Checked By:** A.C.K./N.E.S.

Groundwater Record	SAMPLES ES	SAMPLES U50	SAMPLES DB	SAMPLES DS	Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
						3	8			SHALE: dark grey. *(continued)*	SW	H		VERY HIGH RESISTANCE
						-2	9			END OF BOREHOLE AT 8.80 m				'TC' BIT REFUSAL 50mm DIAMETER PVC STANDPIPE PIEZOMETER INSTALLED TO 7.7m, MACHINE SLOTTED FROM 4.7m TO 7.7m, CASING 0m TO 4.7m, 2mm SAND FILTER PACK 1.4m TO 7.7m, BENTONITE SEAL 0.2m TO 1.4m, BACKFILLED WITH SAND TO SURFACE AND COMPLETED WITH A CONCRETED GATIC COVER
						1	10							
						0	11							
						-1	12							
						-2	13							
						-3								

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

BOREHOLE LOG

Borehole No. 2 1 / 3

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Method:** SPIRAL AUGER **R.L. Surface:** ~11.6 m
Date: 16/11/17 **Datum:** AHD
Plant Type: JK300 **Logged/Checked By:** A.C.K./N.E.S.

Groundwater Record	SAMPLES ES	SAMPLES U50	SAMPLES DB	SAMPLES DS	Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
DRY ON COMPLETION OF AUGERING										ASPHALTIC CONCRETE: 40mm.t FILL: Silty clay, medium plasticity, dark grey brown, trace of ash.	MC<PL			POSSIBLY NATURAL
					N = 13 6,6,7	11	1		CH	SILTY CLAY: high plasticity, orange brown mottled light grey, with medium grained ironstone gravel.	MC<PL	H	>600 >600 >600	RESIDUAL
					N=SPT 5/ 100mm REFUSAL	10	2			SHALE: light grey brown, with L strength clay and iron indurated seams.	XW - DW	EL - VL		LOW 'TC' BIT RESISTANCE
						9	3			SHALE: grey.	DW	L - M		MODERATE RESISTANCE
ON COMPLETION OF CORING						8	4							
						7	5			SHALE: dark grey.	SW	H		HIGH RESISTANCE
						6	6							
						5								

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 2
2 / 3

BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Method:** SPIRAL AUGER **R.L. Surface:** ~11.6 m
Date: 16/11/17 **Datum:** AHD
Plant Type: JK300 **Logged/Checked By:** A.C.K./N.E.S.

Groundwater Record	SAMPLES ES	SAMPLES U50	SAMPLES DB	SAMPLES DS	Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
						4				SHALE: dark grey. *(continued)*	SW	H		HIGH RESISTANCE
						3	9			REFER TO CORED BOREHOLE LOG				
						2	10							
						1	11							
						0	12							
						-1	13							
						-2								

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 2 3 / 3

CORED BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Core Size:** NMLC **R.L. Surface:** ~11.6 m
Date: 16/11/17 **Inclination:** VERTICAL **Datum:** AHD
Plant Type: JK300 **Bearing:** N/A **Logged/Checked By:** A.C.K./N.E.S.

Water Loss/Level	Barrel Lift	RL (m AHD)	Depth (m)	Graphic Log	CORE DESCRIPTION: Rock Type, grain characteristics, colour, structure, minor components.	Weathering	Strength	POINT LOAD STRENGTH INDEX $I_s(50)$	DEFECT SPACING (mm)	DEFECT DETAILS: DESCRIPTION Type, inclination, thickness, planarity, roughness, coating. Specific / General
		4			START CORING AT 7.89m					
100% RETURN		3	8		SHALE: dark grey, with light grey laminae, bedded at 0-5°.	FR	M - H			(8.09m) J, 70°, P, S (8.70m) J, 90°, Un, S (8.83m) J, 60°, P, S (9.03m) J, 85°, P, S (9.17m) J, 55°, STEPPED, S (9.29m) J, 55°, P, S
		2	9			DW	L			
			10		CORE LOSS 0.16m					
					SHALE: dark grey, with light grey laminae, bedded at 0-5°.	FR	M			(9.62m) XWS, 5°, 50 mm t (9.69m) J, 65°, P, R (9.85m) J, 50°, P, R (9.94m) J, 70°, P, R (10.23m) J, 70°, Un, S
		1	11		END OF BOREHOLE AT 10.30 m					
		0								
		-1	12							
		-2	13							


JK Geotechnics
31064Z BH2 START CORING AT 7.89m.
8
9
CORE LOSS 0.16m
10
END OF BOREHOLE AT 10.30m

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 3 1 / 1

BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Method:** SPIRAL AUGER **R.L. Surface:** ~9.8 m
Date: 16/11/17 **Datum:** AHD
Plant Type: JK300 **Logged/Checked By:** A.C.K./N.E.S.

Groundwater Record	SAMPLES ES	SAMPLES U50	SAMPLES DB	SAMPLES DS	Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
DRY ON COMPLETION & AFTER 2.5 HRS										ASPHALTIC CONCRETE: 40mm.t	M			
									CH	FILL: Silty clayey gravel, medium grained igneous, dark grey brown.	MC<PL	H		RESIDUAL
					N = 17 3,8,9	9	1			SILTY CLAY: high plasticity, orange brown mottled light grey, trace of medium grained ironstone gravel.			>600 >600 >600	
ON 5/12/17						8	2			SHALE: light grey, with iron indurated seams and bands.	XW - DW	EL - VL		LOW 'TC' BIT RESISTANCE WITH HIGH BANDS
						7	3			SHALE: grey brown, with H strength iron indurated bands.				50mm DIAMETER PVC STANDPIPE PIEZOMETER INSTALLED TO 5.7m, MACHINE SLOTTED FROM 2.7m TO 5.7m, CASING 0m TO 2.7m, 2mm SAND FILTER PACK 2.0m TO 5.7m, BENTONITE SEAL 1.3m TO 2.0m, BACKFILLED WITH SAND TO SURFACE AND COMPLETED WITH A CONCRETED GATIC COVER
						6	4			SHALE: grey.	SW	M		MODERATE RESISTANCE
						5	5			SHALE: dark grey.		H		HIGH RESISTANCE
						4	6							VERY HIGH RESISTANCE
						3				END OF BOREHOLE AT 6.60 m				TC' BIT REFUSAL

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 4 1 / 2

BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Method:** SPIRAL AUGER **R.L. Surface:** ~10.1 m
Date: 16/11/17 **Datum:** AHD
Plant Type: JK500 **Logged/Checked By:** T.P./N.E.S.

Groundwater Record	SAMPLES ES	SAMPLES U50	SAMPLES DB	SAMPLES DS	Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
DRY ON COMPLETION OF AUGERING						10			-	ASPHALTIC CONCRETE: 50mm.t				
										FILL: Silty clay, medium to high plasticity, dark brown and dark grey, trace of ironstone gravel.	MC>PL			
					N = 5 1,3,2				CL-CH	SILTY CLAY: medium to high plasticity, grey mottled brown, trace of fine grained ironstone gravel.	MC>PL	St	190 190 170	RESIDUAL
						9	1			SHALE: light grey, with clay bands and iron indurated bands.	XW	EL		VERY LOW 'TC' BIT RESISTANCE
							2				XW - DW	EL - VL		VERY LOW TO LOW RESISTANCE
ON COMPLETION OF CORING						8	3							
						7				SHALE: dark grey, with iron indurated bands.	DW - SW	M - H		MODERATE TO HIGH RESISTANCE
						6	4			REFER TO CORED BOREHOLE LOG				
						5	5							
						4	6							

JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 4 2 / 2

CORED BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Core Size:** NMLC **R.L. Surface:** ~10.1 m
Date: 16/11/17 **Inclination:** VERTICAL **Datum:** AHD
Plant Type: JK500 **Bearing:** N/A **Logged/Checked By:** T.P./N.E.S.

Water Loss/Level	Barrel Lift	RL (m AHD)	Depth (m)	Graphic Log	CORE DESCRIPTION: Rock Type, grain characteristics, colour, structure, minor components.	Weathering	Strength	POINT LOAD STRENGTH INDEX $I_s(50)$	DEFECT SPACING (mm)	DEFECT DETAILS: DESCRIPTION Type, inclination, thickness, planarity, roughness, coating. Specific / General
					START CORING AT 4.14m					
100% RETURN		6	5		SHALE: dark grey and grey, bedded at 0-5°.	SW - FR	M - H			(4.25m) Be, 0 - 5°, P, R, IS
		5	6				M			(5.85m) J, 7°, P, R, IS
		4	7							(6.28m) J, 85 - 90°, Un, R, IS
		3	8							(8.55m) J, 30°, P, S
		2	9							
		1			END OF BOREHOLE AT 9.14 m					
		0	10							


JK Geotechnics
JOB# 31064ZN BH4 START CORING AT 4.14m
4
5
6
7


JK Geotechnics
8
9
END OF BH AT 9.14m
8
1

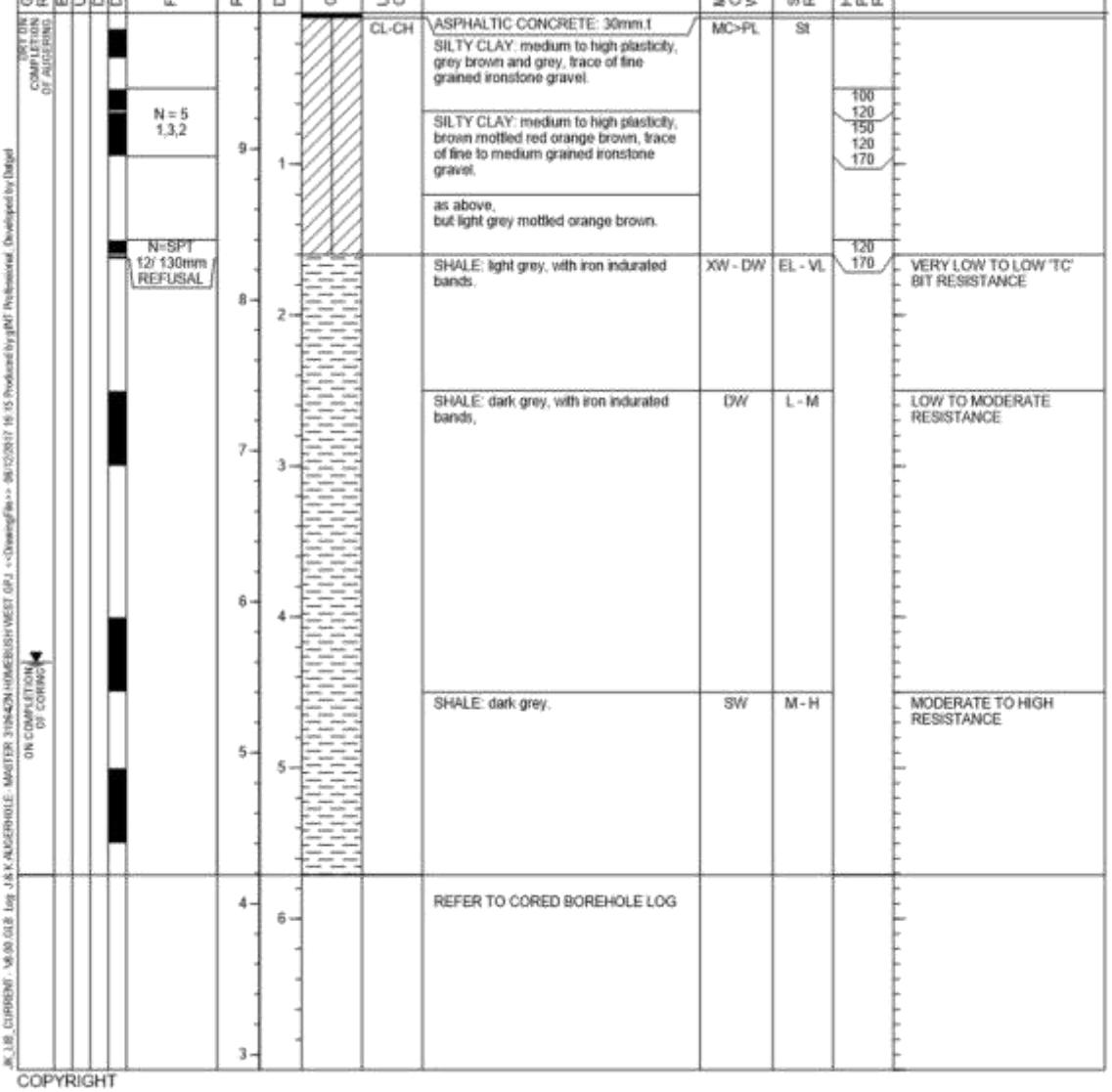
JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 5
1 / 2

BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Method:** SPIRAL AUGER **R.L. Surface:** ~9.9 m
Date: 16/11/17 **Datum:** AHD
Plant Type: JK500 **Logged/Checked By:** T.P./N.E.S.



JK Geotechnics
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS

Borehole No. 5 2 / 2

CORED BOREHOLE LOG

Client: IRIS CAPITAL
Project: PROPOSED HOTEL
Location: 195 PARRAMATTA ROAD, HOMEBUSH WEST, NSW

Job No.: 31064ZN **Core Size:** NMLC **R.L. Surface:** ~9.9 m
Date: 16/11/17 **Inclination:** VERTICAL **Datum:** AHD
Plant Type: JK500 **Bearing:** N/A **Logged/Checked By:** T.P./N.E.S.

Water Loss/Level	Barrel Lift	RL (m AHD)	Depth (m)	Graphic Log	CORE DESCRIPTION: Rock Type, grain characteristics, colour, structure, minor components.	Weathering	Strength	POINT LOAD STRENGTH INDEX $I_s(50)$	DEFECT SPACING (mm)	DEFECT DETAILS: DESCRIPTION Type, inclination, thickness, planarity, roughness, coating. Specific / General
					START CORING AT 5.71m					
100% RETURN		4	6		SHALE: dark grey and grey, bedded at 0-5°.	SW - FR	M - H			(5.65m) J, 78°, P, IS, HEALED
										(6.03m) J, 70°, P, R, IS
										(6.10m) J, 45 - 90°, Un, IS, HEALED
										(6.13m) CS, 0 - 5°, 18 mm t
		3	7			FR				(6.40m) J, 73°, Un, HEALED
		2	8							(8.28m) J, 80°, P, R
		1	9							(8.69m) J, 55°, P, R
										(8.74m) XWS, 0 - 5°, 35 mm t
					END OF BOREHOLE AT 9.15 m					
		0	10							
		-1	11							
		-2								


JK Geotechnics
JOB# 31064ZN BH5 START CORING AT 5.71m
6
7
8
9
END OF BH AT 9.15m

AERIAL IMAGE SOURCE: GOOGLE EARTH PRO 7.1.5.1557
AERIAL IMAGE © 2015 GOOGLE INC.

This plan should be read in conjunction with the JK Geotechnics report.

© JK GEOTECHNICS

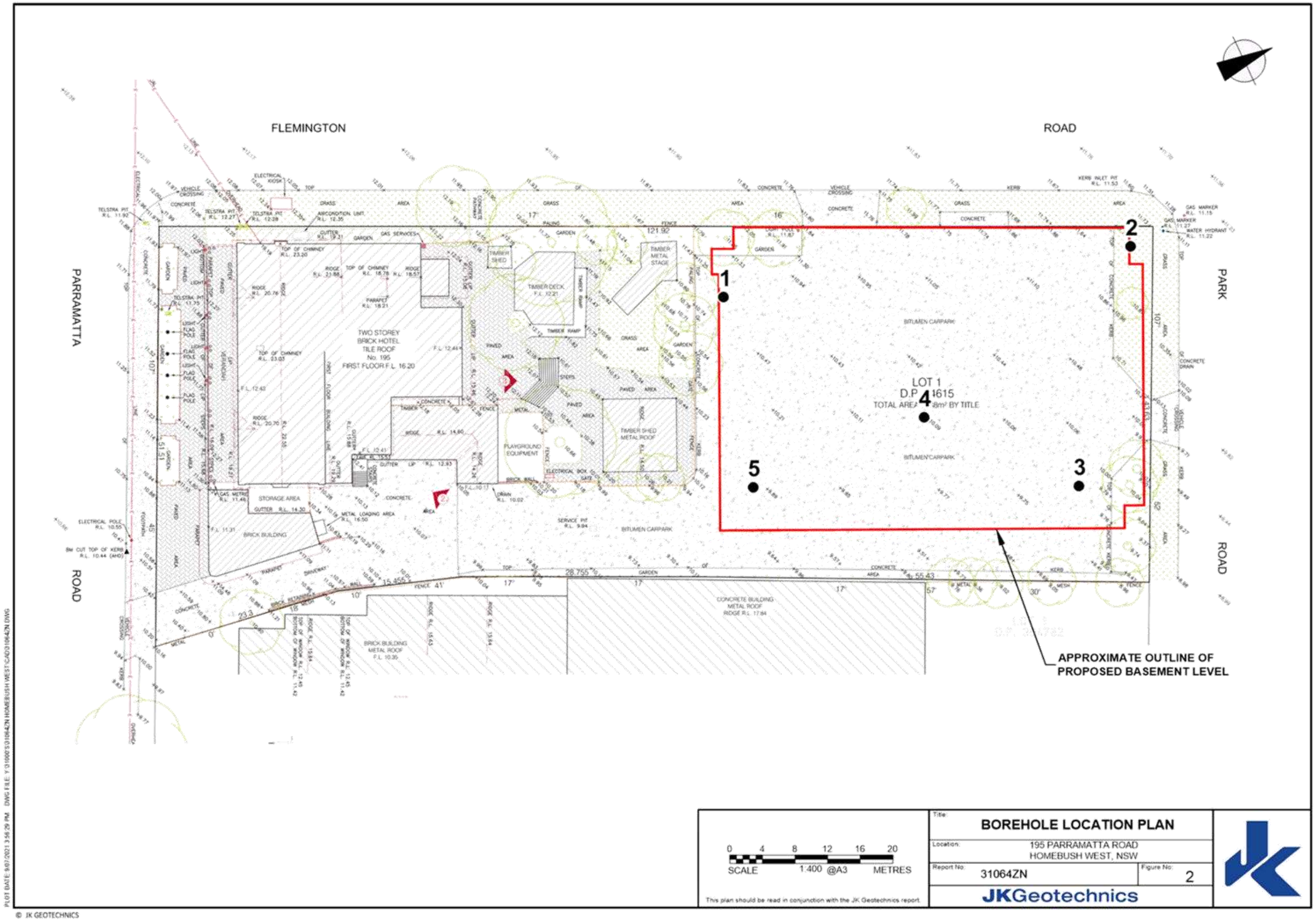
Title: **SITE LOCATION PLAN**

Location: 195 PARRAMATTA ROAD
HOMEBUSH WEST, NSW

Report No: 31064ZN

Figure No: 1

JK Geotechnics


FLEMINGTON ROAD
PARRAMATTA ROAD
PARK ROAD
TWO STOREY BRICK HOTEL TILE ROOF No. 195 FIRST FLOOR F.L. 16.20
TIMBER SHED
TIMBER DECK F.L. 12.21
TIMBER METAL STAGE
TIMBER RAMP
PLAYGROUND EQUIPMENT
TIMBER SHED METAL ROOF
STORAGE AREA
BRICK BUILDING
METAL LOADING AREA
SERVICE PIT
BITUMEN CARPARK
CONCRETE BUILDING METAL ROOF RIDGE R.L. 17.84
BRICK BUILDING METAL ROOF F.L. 10.35
LOT 1 D.P. 1615
TOTAL AREA 1,615m² BY TITLE
1
2
3
4
5
APPROXIMATE OUTLINE OF PROPOSED BASEMENT LEVEL
SCALE 1:400 @A3 METRES
This plan should be read in conjunction with the JK Geotechnics report.
Title: BOREHOLE LOCATION PLAN
Location: 195 PARRAMATTA ROAD HOMEBUSH WEST, NSW
Report No: 31064ZN
Figure No: 2
JKGeotechnics
PLOT DATE: 9/07/2021 3:56:29 PM DWG FILE: Y:\31000'S\31064ZN HOMEBUSH WEST\CAD\31064ZN.DWG
© JK GEOTECHNICS

VIBRATION EMISSION DESIGN GOALS

German Standard DIN 4150 – Part 3: 1999 provides guideline levels of vibration velocity for evaluating the effects of vibration in structures. The limits presented in this standard are generally recognised to be conservative.

The DIN 4150 values (maximum levels measured in any direction at the foundation, OR, maximum levels measured in (x) or (y) horizontal directions, in the plane of the uppermost floor), are summarised in Table 1 below.

It should be noted that peak vibration velocities higher than the minimum figures in Table 1 for low frequencies may be quite 'safe', depending on the frequency content of the vibration and the actual condition of the structure.

It should also be noted that these levels are 'safe limits', up to which no damage due to vibration effects has been observed for the particular class of building. 'Damage' is defined by DIN 4150 to include even minor non-structural effects such as superficial cracking in cement render, the enlargement of cracks already present, and the separation of partitions or intermediate walls from load bearing walls. Should damage be observed at vibration levels lower than the 'safe limits', then it may be attributed to other causes. DIN 4150 also states that when vibration levels higher than the 'safe limits' are present, it does not necessarily follow that damage will occur. Values given are only a broad guide.

Table 1: DIN 4150 – Structural Damage – Safe Limits for Building Vibration

Group	Type of Structure	Peak Vibration Velocity in mm/s			
		At Foundation Level at a Frequency of:			Plane of Floor of Uppermost Storey
		Less than 10Hz	10Hz to 50Hz	50Hz to 100Hz	All Frequencies
1	Buildings used for commercial purposes, industrial buildings and buildings of similar design.	20	20 to 40	40 to 50	40
2	Dwellings and buildings of similar design and/or use.	5	5 to 15	15 to 20	15
3	Structures that because of their particular sensitivity to vibration, do not correspond to those listed in Group 1 and 2 and have intrinsic value (eg. buildings that are under a preservation order).	3	3 to 8	8 to 10	8

Note: For frequencies above 100Hz, the higher values in the 50Hz to 100Hz column should be used.

REPORT EXPLANATION NOTES

INTRODUCTION

These notes have been provided to amplify the geotechnical report in regard to classification methods, field procedures and certain matters relating to the Comments and Recommendations section. Not all notes are necessarily relevant to all reports.

The ground is a product of continuing natural and man-made processes and therefore exhibits a variety of characteristics and properties which vary from place to place and can change with time. Geotechnical engineering involves gathering and assimilating limited facts about these characteristics and properties in order to understand or predict the behaviour of the ground on a particular site under certain conditions. This report may contain such facts obtained by inspection, excavation, probing, sampling, testing or other means of investigation. If so, they are directly relevant only to the ground at the place where and time when the investigation was carried out.

DESCRIPTION AND CLASSIFICATION METHODS

The methods of description and classification of soils and rocks used in this report are based on Australian Standard 1726:2017 *'Geotechnical Site Investigations'*. In general, descriptions cover the following properties – soil or rock type, colour, structure, strength or density, and inclusions. Identification and classification of soil and rock involves judgement and the Company infers accuracy only to the extent that is common in current geotechnical practice.

Soil types are described according to the predominating particle size and behaviour as set out in the attached soil classification table qualified by the grading of other particles present (eg. sandy clay) as set out below:

Soil Classification	Particle Size
Clay	< 0.002mm
Silt	0.002 to 0.075mm
Sand	0.075 to 2.36mm
Gravel	2.36 to 63mm
Cobbles	63 to 200mm
Boulders	> 200mm

Non-cohesive soils are classified on the basis of relative density, generally from the results of Standard Penetration Test (SPT) as below:

Relative Density	SPT 'N' Value (blows/300mm)
Very loose (VL)	< 4
Loose (L)	4 to 10
Medium dense (MD)	10 to 30
Dense (D)	30 to 50
Very Dense (VD)	> 50

Cohesive soils are classified on the basis of strength (consistency) either by use of a hand penetrometer, vane shear, laboratory testing and/or tactile engineering examination. The strength terms are defined as follows.

Classification	Unconfined Compressive Strength (kPa)	Indicative Undrained Shear Strength (kPa)
Very Soft (VS)	≤ 25	≤ 12
Soft (S)	> 25 and ≤ 50	> 12 and ≤ 25
Firm (F)	> 50 and ≤ 100	> 25 and ≤ 50
Stiff (St)	> 100 and ≤ 200	> 50 and ≤ 100
Very Stiff (VSt)	> 200 and ≤ 400	> 100 and ≤ 200
Hard (Hd)	> 400	> 200
Friable (Fr)	Strength not attainable – soil crumbles	

Rock types are classified by their geological names, together with descriptive terms regarding weathering, strength, defects, etc. Where relevant, further information regarding rock classification is given in the text of the report. In the Sydney Basin, 'shale' is used to describe fissile mudstone, with a weakness parallel to bedding. Rocks with alternating inter-laminations of different grain size (eg. siltstone/claystone and siltstone/fine grained sandstone) is referred to as 'laminite'.

SAMPLING

Sampling is carried out during drilling or from other excavations to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on plasticity, grain size, colour, moisture content, minor constituents and, depending upon the degree of disturbance, some information on strength and structure. Bulk samples are similar but of greater volume required for some test procedures.

Undisturbed samples are taken by pushing a thin-walled sample tube, usually 50mm diameter (known as a U50), into the soil and withdrawing it with a sample of the soil contained in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shrink-swell behaviour, strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Details of the type and method of sampling used are given on the attached logs.

INVESTIGATION METHODS

The following is a brief summary of investigation methods currently adopted by the Company and some comments on their use and application. All methods except test pits, hand auger drilling and portable Dynamic Cone Penetrometers require the use of a mechanical rig which is commonly mounted on a truck chassis or track base.

Test Pits: These are normally excavated with a backhoe or a tracked excavator, allowing close examination of the insitu soils and 'weaker' bedrock if it is safe to descend into the pit. The depth of penetration is limited to about 3m for a backhoe and up to 6m for a large excavator. Limitations of test pits are the problems associated with disturbance and difficulty of reinstatement and the consequent effects on close-by structures. Care must be taken if construction is to be carried out near test pit locations to either properly recompact the backfill during construction or to design and construct the structure so as not to be adversely affected by poorly compacted backfill at the test pit location.

Hand Auger Drilling: A borehole of 50mm to 100mm diameter is advanced by manually operated equipment. Refusal of the hand auger can occur on a variety of materials such as obstructions within any fill, tree roots, hard clay, gravel or ironstone, cobbles and boulders, and does not necessarily indicate rock level.

Continuous Spiral Flight Augers: The borehole is advanced using 75mm to 115mm diameter continuous spiral flight augers, which are withdrawn at intervals to allow sampling and insitu testing. This is a relatively economical means of drilling in clays and in sands above the water table. Samples are returned to the surface by the flights or may be collected after withdrawal of the auger flights, but they can be very disturbed and layers may become mixed. Information from the auger sampling (as distinct from specific sampling by SPTs or undisturbed samples) is of limited reliability due to mixing or softening of samples by groundwater, or uncertainties as to the original depth of the samples. Augering below the groundwater table is of even lesser reliability than augering above the water table.

Rock Augering: Use can be made of a Tungsten Carbide (TC) bit for auger drilling into rock to indicate rock quality and continuity by variation in drilling resistance and from examination of recovered rock cuttings. This method of investigation is quick and relatively inexpensive but provides only an indication of the likely rock strength and predicted values may be in error by a strength order. Where rock strengths may have a significant impact on construction feasibility or costs, then further investigation by means of cored boreholes may be warranted.

Wash Boring: The borehole is usually advanced by a rotary bit, with water being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be assessed from the cuttings, together with some information from "feel" and rate of penetration.

Mud Stabilised Drilling: Either Wash Boring or Continuous Core Drilling can use drilling mud as a circulating fluid to stabilise the borehole. The term 'mud' encompasses a range of products ranging from bentonite to polymers. The mud tends to mask the cuttings and reliable identification is only possible from intermittent intact sampling (eg. from SPT and U50 samples) or from rock coring, etc.

Continuous Core Drilling: A continuous core sample is obtained using a diamond tipped core barrel. Provided full core recovery is achieved (which is not always possible in very low strength rocks and granular soils), this technique provides a very reliable (but relatively expensive) method of investigation. In rocks, NMLC or HQ triple tube core barrels, which give a core of about 50mm and 61mm diameter, respectively, is usually used with water flush. The length of core recovered is compared to the length drilled and any length not recovered is shown as NO CORE. The location of NO CORE recovery is determined on site by the supervising engineer; where the location is uncertain, the loss is placed at the bottom of the drill run.

Standard Penetration Tests: Standard Penetration Tests (SPT) are used mainly in non-cohesive soils, but can also be used in cohesive soils, as a means of indicating density or strength and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289.6.3.1–2004 (R2016) *'Methods of Testing Soils for Engineering Purposes, Soil Strength and Consolidation Tests – Determination of the Penetration Resistance of a Soil – Standard Penetration Test (SPT)'*.

The test is carried out in a borehole by driving a 50mm diameter split sample tube with a tapered shoe, under the impact of a 63.5kg hammer with a free fall of 760mm. It is normal for the tube to be driven in three successive 150mm increments and the 'N' value is taken as the number of blows for the last 300mm. In dense sands, very hard clays or weak rock, the full 450mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form:

- In the case where full penetration is obtained with successive blow counts for each 150mm of, say, 4, 6 and 7 blows, as

  N = 13
  4, 6, 7

- In a case where the test is discontinued short of full penetration, say after 15 blows for the first 150mm and 30 blows for the next 40mm, as

  N > 30
  15, 30/40mm

The results of the test can be related empirically to the engineering properties of the soil.

A modification to the SPT is where the same driving system is used with a solid 60° tipped steel cone of the same diameter as the SPT hollow sampler. The solid cone can be continuously driven for some distance in soft clays or loose sands, or may be used where damage would otherwise occur to the SPT. The results of this Solid Cone Penetration Test (SCPT) are shown as 'N_c' on the borehole logs, together with the number of blows per 150mm penetration.

Cone Penetrometer Testing (CPT) and Interpretation: The cone penetrometer is sometimes referred to as a Dutch Cone. The test is described in Australian Standard 1289.6.5.1–1999 (R2013) *'Methods of Testing Soils for Engineering Purposes, Soil Strength and Consolidation Tests – Determination of the Static Cone Penetration Resistance of a Soil – Field Test using a Mechanical and Electrical Cone or Friction-Cone Penetrometer'*.

In the tests, a 35mm or 44mm diameter rod with a conical tip is pushed continuously into the soil, the reaction being provided by a specially designed truck or rig which is fitted with a hydraulic ram system. Measurements are made of the end bearing resistance on the cone and the frictional resistance on a separate 134mm or 165mm long sleeve, immediately behind the cone. Transducers in the tip of the assembly are electrically connected by wires passing through the centre of the push rods to an amplifier and recorder unit mounted on the control truck. The CPT does not provide soil sample recovery.

As penetration occurs (at a rate of approximately 20mm per second), the information is output as incremental digital records every 10mm. The results given in this report have been plotted from the digital data.

The information provided on the charts comprise:

- Cone resistance – the actual end bearing force divided by the cross sectional area of the cone – expressed in MPa. There are two scales presented for the cone resistance. The lower scale has a range of 0 to 5MPa and the main scale has a range of 0 to 50MPa. For cone resistance values less than 5MPa, the plot will appear on both scales.
- Sleeve friction – the frictional force on the sleeve divided by the surface area – expressed in kPa.
- Friction ratio – the ratio of sleeve friction to cone resistance, expressed as a percentage.

  The ratios of the sleeve resistance to cone resistance will vary with the type of soil encountered, with higher relative friction in clays than in sands. Friction ratios of 1% to 2% are commonly encountered in sands and occasionally very soft clays, rising to 4% to 10% in stiff clays and peats. Soil descriptions based on cone resistance and friction ratios are only inferred and must not be considered as exact.

Correlations between CPT and SPT values can be developed for both sands and clays but may be site specific.

Interpretation of CPT values can be made to empirically derive modulus or compressibility values to allow calculation of foundation settlements.

Stratification can be inferred from the cone and friction traces and from experience and information from nearby boreholes etc. Where shown, this information is presented for general guidance, but must be regarded as interpretive. The test method provides a continuous profile of engineering properties but, where precise information on soil classification is required, direct drilling and sampling may be preferable.

There are limitations when using the CPT in that it may not penetrate obstructions within any fill, thick layers of hard clay and very dense sand, gravel and weathered bedrock. Normally a 'dummy' cone is pushed through fill to protect the equipment. No information is recorded by the 'dummy' probe.

Flat Dilatometer Test: The flat dilatometer (DMT), also known as the Marchetti Dilometer comprises a stainless steel blade having a flat, circular steel membrane mounted flush on one side.

The blade is connected to a control unit at ground surface by a pneumatic-electrical tube running through the insertion rods. A gas tank, connected to the control unit by a pneumatic cable, supplies the gas pressure required to expand the membrane. The control unit is equipped with a pressure regulator, pressure gauges, an audio-visual signal and vent valves.

The blade is advanced into the ground using our CPT rig or one of our drilling rigs, and can be driven into the ground using an SPT hammer. As soon as the blade is in place, the membrane is inflated, and the pressure required to lift the membrane (approximately 0.1mm) is recorded. The pressure then required to lift the centre of the membrane by an additional 1mm is recorded. The membrane is then deflated before pushing to the next depth increment, usually 200mm down. The pressure readings are corrected for membrane stiffness.

The DMT is used to measure material index (I_D), horizontal stress index (K_D), and dilatometer modulus (E_D). Using established correlations, the DMT results can also be used to assess the 'at rest' earth pressure coefficient (K_o), over-consolidation ratio (OCR), undrained shear strength (C_u), friction angle (ϕ), coefficient of consolidation (C_v), coefficient of permeability (K_h), unit weight (γ), and vertical drained constrained modulus (M).

The seismic dilatometer (SDMT) is the combination of the DMT with an add-on seismic module for the measurement of shear wave velocity (V_s). Using established correlations, the SDMT results can also be used to assess the small strain modulus (G_o).

Portable Dynamic Cone Penetrometers: Portable Dynamic Cone Penetrometer (DCP) tests are carried out by driving a 16mm diameter rod with a 20mm diameter cone end with a 9kg hammer dropping 510mm. The test is described in Australian Standard 1289.6.3.2–1997 (R2013) *'Methods of Testing Soils for Engineering Purposes, Soil Strength and Consolidation Tests – Determination of the Penetration Resistance of a Soil – 9kg Dynamic Cone Penetrometer Test'*.

The results are used to assess the relative compaction of fill, the relative density of granular soils, and the strength of cohesive soils. Using established correlations, the DCP test results can also be used to assess California Bearing Ratio (CBR).

Refusal of the DCP can occur on a variety of materials such as obstructions within any fill, tree roots, hard clay, gravel or ironstone, cobbles and boulders, and does not necessarily indicate rock level.

Vane Shear Test: The vane shear test is used to measure the undrained shear strength (C_u) of typically very soft to firm fine grained cohesive soils. The vane shear is normally performed in the bottom of a borehole, but can be completed from surface level, the bottom and sides of test pits, and on recovered undisturbed tube samples (when using a hand vane).

The vane comprises four rectangular blades arranged in the form of a cross on the end of a thin rod, which is coupled to the bottom of a drill rod string when used in a borehole. The size of the vane is dependent on the strength of the fine grained cohesive soils; that is, larger vanes are normally used for very low strength soils. For borehole testing, the size of the vane can be limited by the size of the casing that is used.

For testing inside a borehole, a device is used at the top of the casing, which suspends the vane and rods so that they do not sink under self-weight into the 'soft' soils beyond the depth at which the test is to be carried out. A calibrated torque head is used to rotate the rods and vane and to measure the resistance of the vane to rotation.

With the vane in position, torque is applied to cause rotation of the vane at a constant rate. A rate of 6° per minute is the common rotation rate. Rotation is continued until the soil is sheared and the maximum torque has been recorded. This value is then used to calculate the undrained shear strength. The vane is then rotated rapidly a number of times and the operation repeated until a constant torque reading is obtained. This torque value is used to calculate the remoulded shear strength. Where appropriate, friction on the vane rods is measured and taken into account in the shear strength calculation.

LOGS

The borehole or test pit logs presented herein are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on the frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will enable the most reliable assessment, but is not always practicable or possible to justify on economic grounds. In any case, the boreholes or test pits represent only a very small sample of the total subsurface conditions.

The terms and symbols used in preparation of the logs are defined in the following pages.

Interpretation of the information shown on the logs, and its application to design and construction, should therefore take into account the spacing of boreholes or test pits, the method of drilling or excavation, the frequency of sampling and testing and the possibility of other than 'straight line' variations between the boreholes or test pits. Subsurface conditions between boreholes or test pits may vary significantly from conditions encountered at the borehole or test pit locations.

GROUNDWATER

Where groundwater levels are measured in boreholes, there are several potential problems:

- Although groundwater may be present, in low permeability soils it may enter the hole slowly or perhaps not at all during the time it is left open.
- A localised perched water table may lead to an erroneous indication of the true water table.
- Water table levels will vary from time to time with seasons or recent weather changes and may not be the same at the time of construction.
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must be washed out of the hole or 'reverted' chemically if reliable water observations are to be made.

More reliable measurements can be made by installing standpipes which are read after the groundwater level has stabilised at intervals ranging from several days to perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from perched water tables or surface water.

FILL

The presence of fill materials can often be determined only by the inclusion of foreign objects (eg. bricks, steel, etc) or by distinctly unusual colour, texture or fabric. Identification of the extent of fill materials will also depend on investigation methods and frequency. Where natural soils similar to those at the site are used for fill, it may be difficult with limited testing and sampling to reliably assess the extent of the fill.

The presence of fill materials is usually regarded with caution as the possible variation in density, strength and material type is much greater than with natural soil deposits. Consequently, there is an increased risk of adverse engineering characteristics or behaviour. If the volume and quality of fill is of importance to a project, then frequent test pit excavations are preferable to boreholes.

LABORATORY TESTING

Laboratory testing is normally carried out in accordance with Australian Standard 1289 *'Methods of Testing Soils for Engineering Purposes'* or appropriate NSW Government Roads & Maritime Services (RMS) test methods. Details of the test procedure used are given on the individual report forms.

ENGINEERING REPORTS

Engineering reports are prepared by qualified personnel and are based on the information obtained and on current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal (eg. a three storey building) the information and interpretation may not be relevant if the design proposal is changed (eg. to a twenty storey building). If this happens, the Company will be pleased to review the report and the sufficiency of the investigation work.

Reasonable care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical aspects and recommendations or suggestions for design and construction. However, the Company cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions – the potential for this will be partially dependent on borehole spacing and sampling frequency as well as investigation technique.
- Changes in policy or interpretation of policy by statutory authorities.
- The actions of persons or contractors responding to commercial pressures.
- Details of the development that the Company could not reasonably be expected to anticipate.

If these occur, the Company will be pleased to assist with investigation or advice to resolve any problems occurring.

SITE ANOMALIES

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, the Company requests that it immediately be notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

REPRODUCTION OF INFORMATION FOR CONTRACTUAL PURPOSES

Where information obtained from this investigation is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. The Company would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Copyright in all documents (such as drawings, borehole or test pit logs, reports and specifications) provided by the Company shall remain the property of Jeffery and Katauskas Pty Ltd. Subject to the payment of all fees due, the Client alone shall have a licence to use the documents provided for the sole purpose of completing the project to which they relate. Licence to use the documents may be revoked without notice if the Client is in breach of any obligation to make a payment to us.

REVIEW OF DESIGN

Where major civil or structural developments are proposed or where only a limited investigation has been completed or where the geotechnical conditions/constraints are quite complex, it is prudent to have a joint design review which involves an experienced geotechnical engineer/engineering geologist.

SITE INSPECTION

The Company will always be pleased to provide engineering inspection services for geotechnical aspects of work to which this report is related.

Requirements could range from:

i) a site visit to confirm that conditions exposed are no worse than those interpreted, to

ii) a visit to assist the contractor or other site personnel in identifying various soil/rock types and appropriate footing or pile founding depths, or

iii) full time engineering presence on site.

SYMBOL LEGENDS

SOIL

- FILL
- TOPSOIL
- CLAY (CL, CI, CH)
- SILT (ML, MH)
- SAND (SP, SW)
- GRAVEL (GP, GW)
- SANDY CLAY (CL, CI, CH)
- SILTY CLAY (CL, CI, CH)
- CLAYEY SAND (SC)
- SILTY SAND (SM)
- GRAVELLY CLAY (CL, CI, CH)
- CLAYEY GRAVEL (GC)
- SANDY SILT (ML, MH)
- PEAT AND HIGHLY ORGANIC SOILS (Pt)

ROCK

- CONGLOMERATE
- SANDSTONE
- SHALE/MUDSTONE
- SILTSTONE
- CLAYSTONE
- COAL
- LAMINITE
- LIMESTONE
- PHYLLITE, SCHIST
- TUFF
- GRANITE, GABBRO
- DOLERITE, DIORITE
- BASALT, ANDESITE
- QUARTZITE

OTHER MATERIALS

- BRICKS OR PAVERS
- CONCRETE
- ASPHALTIC CONCRETE

CLASSIFICATION OF COARSE AND FINE GRAINED SOILS

Major Divisions		Group Symbol	Typical Names	Field Classification of Sand and Gravel	Laboratory Classification	
Coarse grained soil (more than 65% of soil excluding oversize fraction is greater than 0.075mm)	GRAVEL (more than half of coarse fraction is larger than 2.36mm	GW	Gravel and gravel-sand mixtures, little or no fines	Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength	≤ 5% fines	$C_u > 4$ $1 < C_c < 3$
		GP	Gravel and gravel-sand mixtures, little or no fines, uniform gravels	Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength	≤ 5% fines	Fails to comply with above
		GM	Gravel-silt mixtures and gravel-sand-silt mixtures	'Dirty' materials with excess of non-plastic fines, zero to medium dry strength	≥ 12% fines, fines are silty	Fines behave as silt
		GC	Gravel-clay mixtures and gravel-sand-clay mixtures	'Dirty' materials with excess of plastic fines, medium to high dry strength	≥ 12% fines, fines are clayey	Fines behave as clay
	SAND (more than half of coarse fraction is smaller than 2.36mm)	SW	Sand and gravel-sand mixtures, little or no fines	Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength	≤ 5% fines	$C_u > 6$ $1 < C_c < 3$
		SP	Sand and gravel-sand mixtures, little or no fines	Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength	≤ 5% fines	Fails to comply with above
		SM	Sand-silt mixtures	'Dirty' materials with excess of non-plastic fines, zero to medium dry strength	≥ 12% fines, fines are silty	N/A
		SC	Sand-clay mixtures	'Dirty' materials with excess of plastic fines, medium to high dry strength	≥ 12% fines, fines are clayey	

Major Divisions		Group Symbol	Typical Names	Field Classification of Silt and Clay			Laboratory Classification
				Dry Strength	Dilatancy	Toughness	% < 0.075mm
Fine grained soils (more than 35% of soil excluding oversize fraction is less than 0.075mm)	SILT and CLAY (low to medium plasticity)	ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or silt with low plasticity	None to low	Slow to rapid	Low	Below A line
		CL, CI	Inorganic clay of low to medium plasticity, gravelly clay, sandy clay	Medium to high	None to slow	Medium	Above A line
		OL	Organic silt	Low to medium	Slow	Low	Below A line
	SILT and CLAY (high plasticity)	MH	Inorganic silt	Low to medium	None to slow	Low to medium	Below A line
		CH	Inorganic clay of high plasticity	High to very high	None	High	Above A line
		OH	Organic clay of medium to high plasticity, organic silt	Medium to high	None to very slow	Low to medium	Below A line
	Highly organic soil	Pt	Peat, highly organic soil	–	–	–	–

Laboratory Classification Criteria

A well graded coarse grained soil is one for which the coefficient of uniformity $Cu > 4$ and the coefficient of curvature $1 < C_c < 3$. Otherwise, the soil is poorly graded. These coefficients are given by:

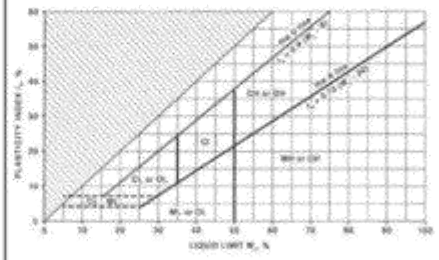
$$C_u = \frac{D_{60}}{D_{10}} \qquad and \qquad C_c = \frac{(D_{30})^2}{D_{10} D_{60}}$$

Where D_{10}, D_{30} and D_{60} are those grain sizes for which 10%, 30% and 60% of the soil grains, respectively, are smaller.

NOTES:

1. For a coarse grained soil with a fines content between 5% and 12%, the soil is given a dual classification comprising the two group symbols separated by a dash; for example, for a poorly graded gravel with between 5% and 12% silt fines, the classification is GP-GM.
2. Where the grading is determined from laboratory tests, it is defined by coefficients of curvature (C_c) and uniformity (C_u) derived from the particle size distribution curve.
3. Clay soils with liquid limits > 35% and ≤ 50% may be classified as being of medium plasticity.
4. The U line on the Modified Casagrande Chart is an approximate upper bound for most natural soils.

Modified Casagrande Chart for Classifying Silts and Clays according to their Behaviour



LOG SYMBOLS

Log Column	Symbol	Definition
Groundwater Record	▼	Standing water level. Time delay following completion of drilling/excavation may be shown.
	C	Extent of borehole/test pit collapse shortly after drilling/excavation.
	▶	Groundwater seepage into borehole or test pit noted during drilling or excavation.
Samples	ES	Sample taken over depth indicated, for environmental analysis.
	U50	Undisturbed 50mm diameter tube sample taken over depth indicated.
	DB	Bulk disturbed sample taken over depth indicated.
	DS	Small disturbed bag sample taken over depth indicated.
	ASB	Soil sample taken over depth indicated, for asbestos analysis.
	ASS	Soil sample taken over depth indicated, for acid sulfate soil analysis.
	SAL	Soil sample taken over depth indicated, for salinity analysis.
Field Tests	N = 17 4, 7, 10	Standard Penetration Test (SPT) performed between depths indicated by lines. Individual figures show blows per 150mm penetration. 'Refusal' refers to apparent hammer refusal within the corresponding 150mm depth increment.
	N_c = 5 7 3R	Solid Cone Penetration Test (SCPT) performed between depths indicated by lines. Individual figures show blows per 150mm penetration for 60° solid cone driven by SPT hammer. 'R' refers to apparent hammer refusal within the corresponding 150mm depth increment.
	VNS = 25	Vane shear reading in kPa of undrained shear strength.
	PID = 100	Photoionisation detector reading in ppm (soil sample headspace test).
Moisture Condition (Fine Grained Soils)	w > PL	Moisture content estimated to be greater than plastic limit.
	w ≈ PL	Moisture content estimated to be approximately equal to plastic limit.
	w < PL	Moisture content estimated to be less than plastic limit.
	w ≈ LL	Moisture content estimated to be near liquid limit.
	w > LL	Moisture content estimated to be wet of liquid limit.
(Coarse Grained Soils)	D	DRY – runs freely through fingers.
	M	MOIST – does not run freely but no free water visible on soil surface.
	W	WET – free water visible on soil surface.
Strength (Consistency) Cohesive Soils	VS	VERY SOFT – unconfined compressive strength ≤ 25kPa.
	S	SOFT – unconfined compressive strength > 25kPa and ≤ 50kPa.
	F	FIRM – unconfined compressive strength > 50kPa and ≤ 100kPa.
	St	STIFF – unconfined compressive strength > 100kPa and ≤ 200kPa.
	VSt	VERY STIFF – unconfined compressive strength > 200kPa and ≤ 400kPa.
	Hd	HARD – unconfined compressive strength > 400kPa.
	Fr	FRIABLE – strength not attainable, soil crumbles.
	( )	Bracketed symbol indicates estimated consistency based on tactile examination or other assessment.

Density Index/ Relative Density (Cohesionless Soils)		Density Index (I_D) Range (%)	SPT 'N' Value Range (Blows/300mm)
	VL	VERY LOOSE	≤ 15	0 – 4
	L	LOOSE	> 15 and ≤ 35	4 – 10
	MD	MEDIUM DENSE	> 35 and ≤ 65	10 – 30
	D	DENSE	> 65 and ≤ 85	30 – 50
	VD	VERY DENSE	> 85	> 50
	( )	Bracketed symbol indicates estimated density based on ease of drilling or other assessment.		

Hand Penetrometer Readings	300 250	Measures reading in kPa of unconfined compressive strength. Numbers indicate individual test results on representative undisturbed material unless noted otherwise.

Log Column	Symbol	Definition
Remarks	'V' bit	Hardened steel 'V' shaped bit.
	'TC' bit	Twin pronged tungsten carbide bit.
	T_{60}	Penetration of auger string in mm under static load of rig applied by drill head hydraulics without rotation of augers.
	Soil Origin	The geological origin of the soil can generally be described as:
		RESIDUAL – soil formed directly from insitu weathering of the underlying rock. No visible structure or fabric of the parent rock.
		EXTREMELY WEATHERED – soil formed directly from insitu weathering of the underlying rock. Material is of soil strength but retains the structure and/or fabric of the parent rock.
		ALLUVIAL – soil deposited by creeks and rivers.
		ESTUARINE – soil deposited in coastal estuaries, including sediments caused by inflowing creeks and rivers, and tidal currents.
		MARINE – soil deposited in a marine environment.
		AEOLIAN – soil carried and deposited by wind.
		COLLUVIAL – soil and rock debris transported downslope by gravity, with or without the assistance of flowing water. Colluvium is usually a thick deposit formed from a landslide. The description 'slopewash' is used for thinner surficial deposits.
		LITTORAL – beach deposited soil.

Classification of Material Weathering

Term		Abbreviation		Definition
Residual Soil		RS		Material is weathered to such an extent that it has soil properties. Mass structure and material texture and fabric of original rock are no longer visible, but the soil has not been significantly transported.
Extremely Weathered		XW		Material is weathered to such an extent that it has soil properties. Mass structure and material texture and fabric of original rock are still visible.
Highly Weathered	Distinctly Weathered (Note 1)	HW	DW	The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the colour of the original rock is not recognisable. Rock strength is significantly changed by weathering. Some primary minerals have weathered to clay minerals. Porosity may be increased by leaching, or may be decreased due to deposition of weathering products in pores.
Moderately Weathered		MW		The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the colour of the original rock is not recognisable, but shows little or no change of strength from fresh rock.
Slightly Weathered		SW		Rock is partially discoloured with staining or bleaching along joints but shows little or no change of strength from fresh rock.
Fresh		FR		Rock shows no sign of decomposition of individual minerals or colour changes.

NOTE 1: The term 'Distinctly Weathered' is used where it is not practicable to distinguish between 'Highly Weathered' and 'Moderately Weathered' rock. 'Distinctly Weathered' is defined as follows: *'Rock strength usually changed by weathering. The rock may be highly discoloured, usually by iron staining. Porosity may be increased by leaching, or may be decreased due to deposition of weathering products in pores'*. There is some change in rock strength.

Rock Material Strength Classification

Term	Abbreviation	Uniaxial Compressive Strength (MPa)	Guide to Strength	
			Point Load Strength Index $I_{s(50)}$ (MPa)	Field Assessment
Very Low Strength	VL	0.6 to 2	0.03 to 0.1	Material crumbles under firm blows with sharp end of pick; can be peeled with knife; too hard to cut a triaxial sample by hand. Pieces up to 30mm thick can be broken by finger pressure.
Low Strength	L	2 to 6	0.1 to 0.3	Easily scored with a knife; indentations 1mm to 3mm show in the specimen with firm blows of the pick point; has dull sound under hammer. A piece of core 150mm long by 50mm diameter may be broken by hand. Sharp edges of core may be friable and break during handling.
Medium Strength	M	6 to 20	0.3 to 1	Scored with a knife; a piece of core 150mm long by 50mm diameter can be broken by hand with difficulty.
High Strength	H	20 to 60	1 to 3	A piece of core 150mm long by 50mm diameter cannot be broken by hand but can be broken by a pick with a single firm blow; rock rings under hammer.
Very High Strength	VH	60 to 200	3 to 10	Hand specimen breaks with pick after more than one blow; rock rings under hammer.
Extremely High Strength	EH	> 200	> 10	Specimen requires many blows with geological pick to break through intact material; rock rings under hammer.

Abbreviations Used in Defect Description

Cored Borehole Log Column		Symbol Abbreviation	Description
Point Load Strength Index		• 0.6	Axial point load strength index test result (MPa)
		x 0.6	Diametral point load strength index test result (MPa)
Defect Details	– Type	Be	Parting – bedding or cleavage
		CS	Clay seam
		Cr	Crushed/sheared seam or zone
		J	Joint
		Jh	Healed joint
		Ji	Incipient joint
		XWS	Extremely weathered seam
	– Orientation	Degrees	Defect orientation is measured relative to normal to the core axis (ie. relative to the horizontal for a vertical borehole)
	– Shape	P	Planar
		C	Curved
		Un	Undulating
		St	Stepped
		Ir	Irregular
	– Roughness	Vr	Very rough
		R	Rough
		S	Smooth
		Po	Polished
		Sl	Slickensided
	– Infill Material	Ca	Calcite
		Cb	Carbonaceous
		Clay	Clay
		Fe	Iron
		Qz	Quartz
		Py	Pyrite
	– Coatings	Cn	Clean
		Sn	Stained – no visible coating, surface is discoloured
		Vn	Veneer – visible, too thin to measure, may be patchy
		Ct	Coating ≤ 1mm thick
		Filled	Coating > 1mm thick
	– Thickness	mm.t	Defect thickness measured in millimetres

s.4.55 Application to Modify
a Previously Approved Hotel Development

195 Parramatta Road, Homebush West

TRAFFIC AND PARKING ASSESSMENT REPORT

9 July 2021

Ref 21405

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants

Suite 6, 20 Young Street, Neutral Bay NSW 2089 - PO Box 1868, Neutral Bay NSW 2089
Ph: 9904 3224

TABLE OF CONTENTS

LIST OF ILLUSTRATIONS

1. INTRODUCTION

This report has been prepared to accompany a s4.55 application to Strathfield Council for a proposal to modify a previously approved tourist hotel which is to be located at 195 Parramatta Road, Homebush West (Figures 1 and 2).

The modifications proposed involve a reconfiguration of the previously approved basement car parking area to enable vehicular access to the site from Park Road to be maintained during construction.

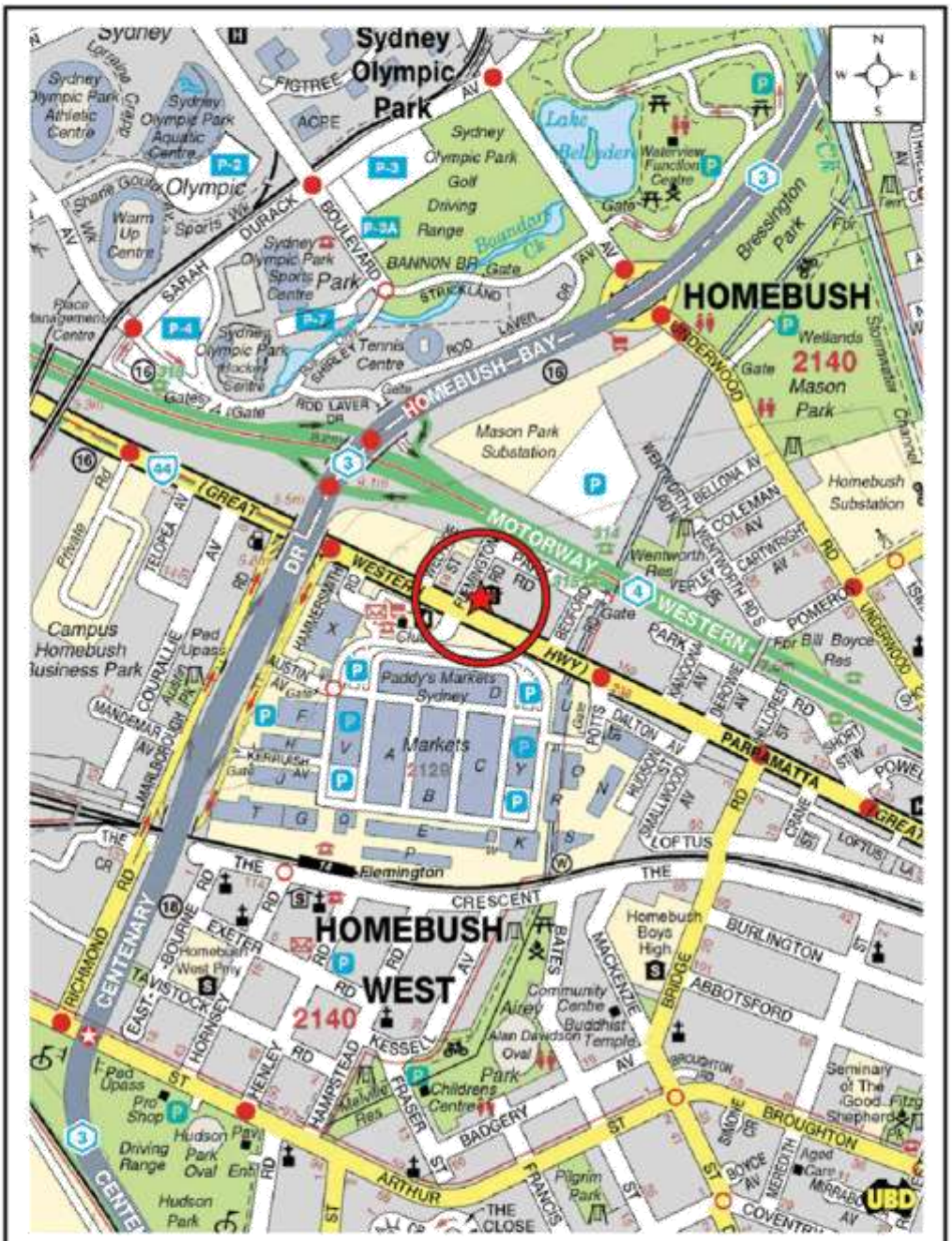
The modifications will require the addition of a third basement level (currently 2 levels of basement), resulting in a *nett increase* of 31 spaces in the basement to avoid the creation of a dead-end aisle.

Thus the number of parking spaces provided in the basement car parking area will increased from 131 to 162 spaces, whilst the total car parking to be provided on the site will be increased from 157 spaces to 188 spaces.

The purpose of this report is to assess the traffic and parking implications of the modification proposal and to that end this report:

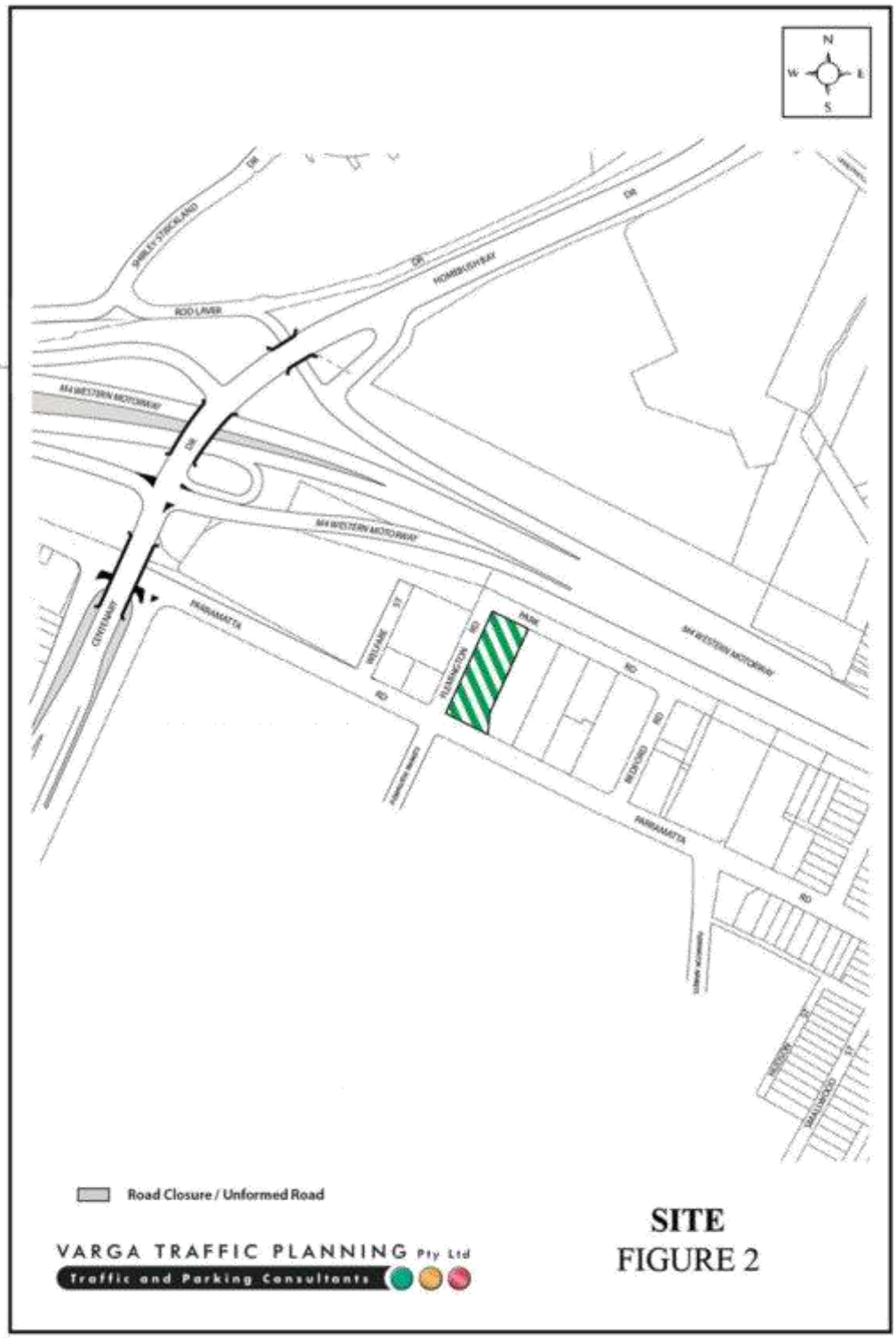
- describes the site and provides details of the modification proposal
- reviews the road network in the vicinity of the site
- reviews the public transport services available in the vicinity of the site
- estimates the traffic generation potential of the development proposal
- assesses the traffic implications of the development proposal in terms of road network capacity
- reviews the geometric design features of the proposed parking and loading facilities for compliance with the relevant codes and standards

- assesses the adequacy and suitability of the quantum of off-street parking provided on the site.



VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants

LOCATION
FIGURE 1


N
W
E
S
ROD LAVER
M4 WESTERN MOTORWAY
PARRAMATTA
RD
PARK
Road Closure / Unformed Road
VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants
SITE
FIGURE 2

4

2. PROPOSED DEVELOPMENT

Site

The subject site is located at the north-eastern corner of the Parramatta Road and Flemington Road intersection, in the suburb of Homebush West. The site has street frontages of 51 metres in length to Parramatta Road, 122 metres in length to Flemington Road, 44 metres in length to Park Road, and occupies an area of approximately 5,400m^2.

The Wentworth Hotel has occupied the site since the late 19th century. It currently comprises a two-storey brick building and an outdoor beer garden with a paved area and a number of covered decks.

Whilst the definition of "licenced floor area" is unclear it has been assumed that it includes anywhere a hotel patron could sit or stand with a drink. On that basis the "licenced floor area" of the existing hotel has been estimated at approximately 850m^2.

A recent aerial image of the site and its surroundings is reproduced below.

Source: Nearmap 19 October 2017

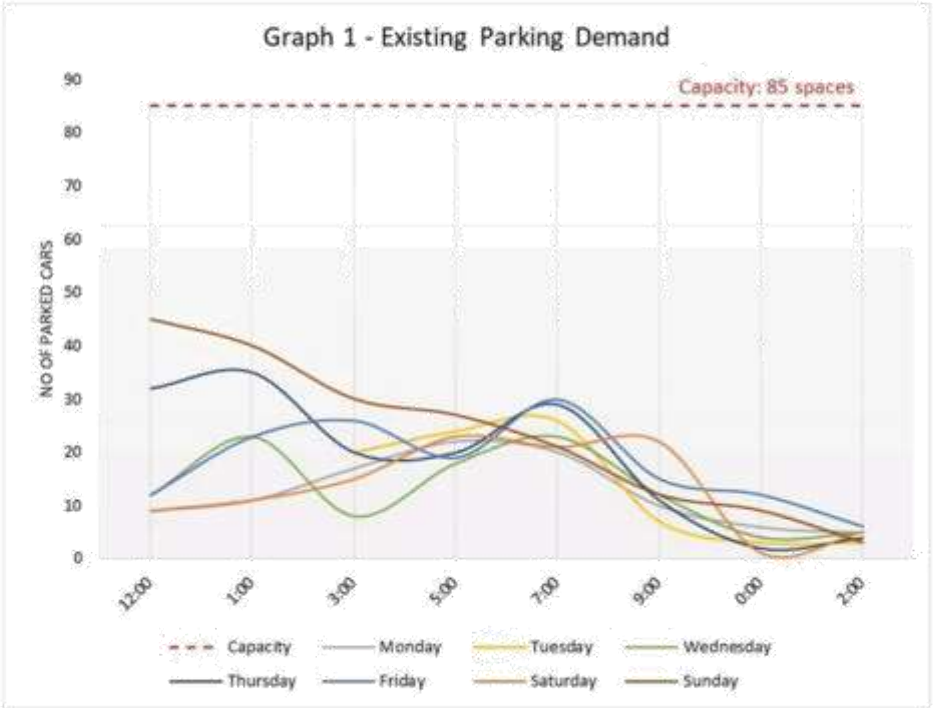
Off-street car parking is currently provided on the site for a total of 85 cars, with vehicular access to the site being provided via three separate entry/exit driveways located on each street frontage of the site.

Existing Hotel Operational Characteristics

The current operating hours of the Wentworth Hotel are 10am-4am the next day, 7 days per week. Current DA consent conditions require the Flemington Road access driveway to be closed at 10pm each night.

As would be expected, the peak trading periods of the hotel typically occur in the *evenings*, particularly Friday and Saturday nights, as well as *Sunday lunchtime*, when the majority of the other business premises located in this precinct are closed.

In order to gain an accurate appreciation of the general availability of parking on the site, reference is made to the in-house parking surveys undertaken for the on-site car park over a weeklong period in September 2015. The results of those parking survey are summarised on Graph 1 below.



Those surveys identified an *average maximum* parking demand of 25 spaces which was exceeded only a few times per week, usually on weekday evenings or on weekends, when other business premises in this precinct were closed.

That *average maximum* parking demand of 25 spaces equates to a parking demand of *1 space per 34m²* which forms the basis of the parking assessment for the previously approved development.

Proposed s.4.55 Modification

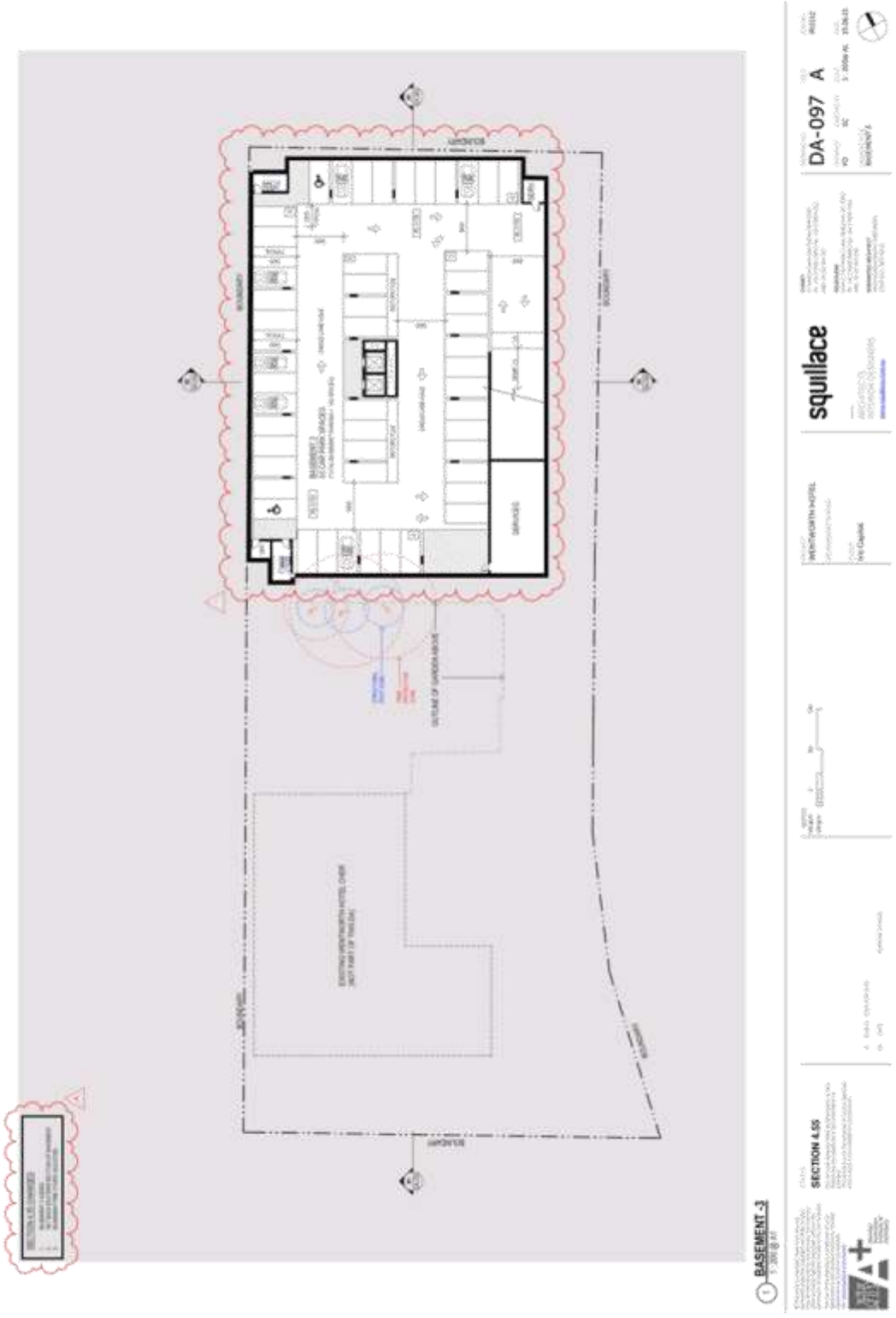
The modifications proposed to the previously approved development will involve a reconfiguration of the existing basement car parking area to enable vehicular access to the site off Park Road to be maintained during construction.

Reconfiguration of the basement car parking area will require the construction of a third basement car parking level, resulting in a *nett increase* of 31 car parking spaces being provided on the site when compared with the previously approved development.

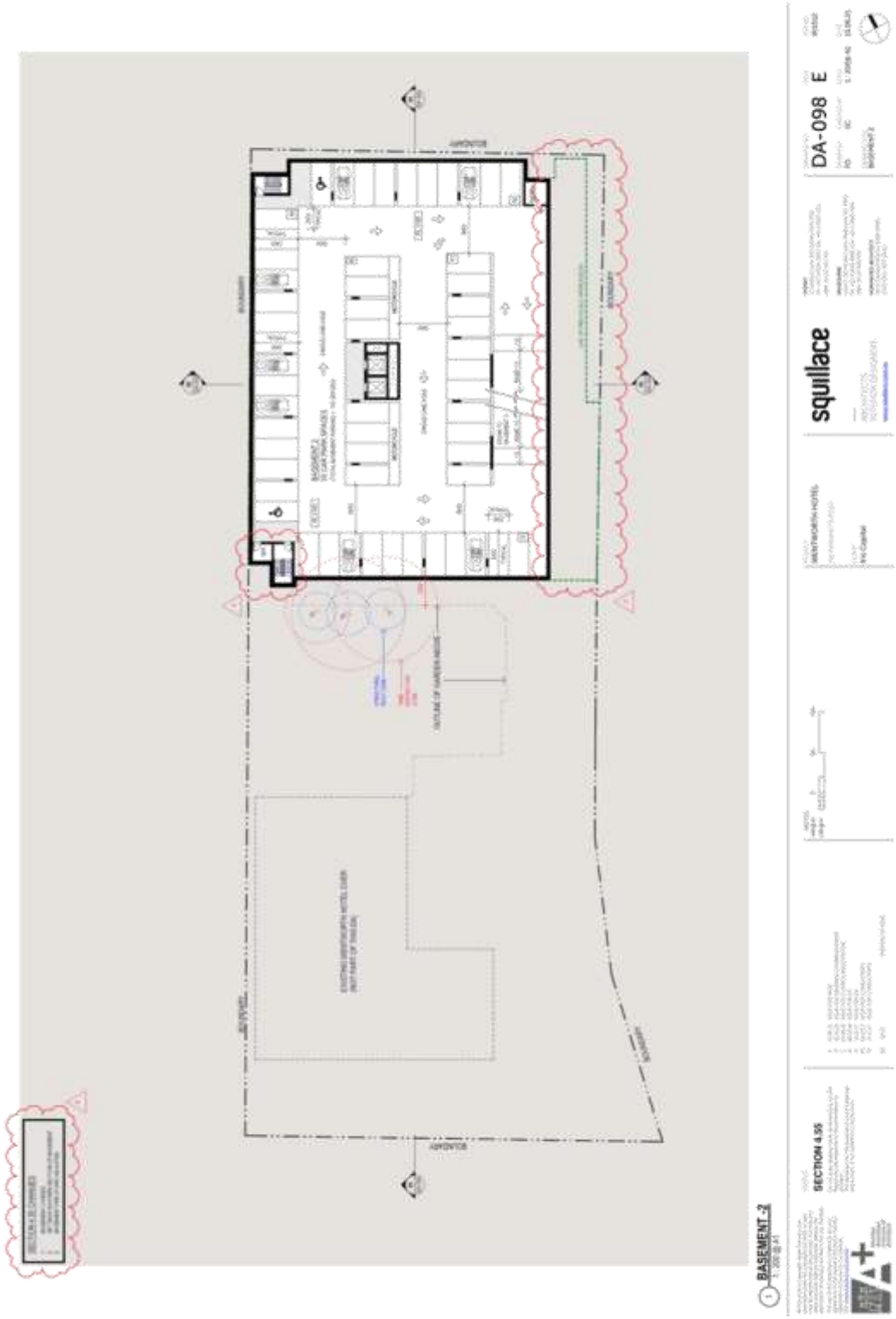
Thus the number of parking spaces provided in the basement car parking area will increased from 131 to 162 spaces, whilst the total car parking to be provided on the site will be increased from 157 spaces to 188 spaces.

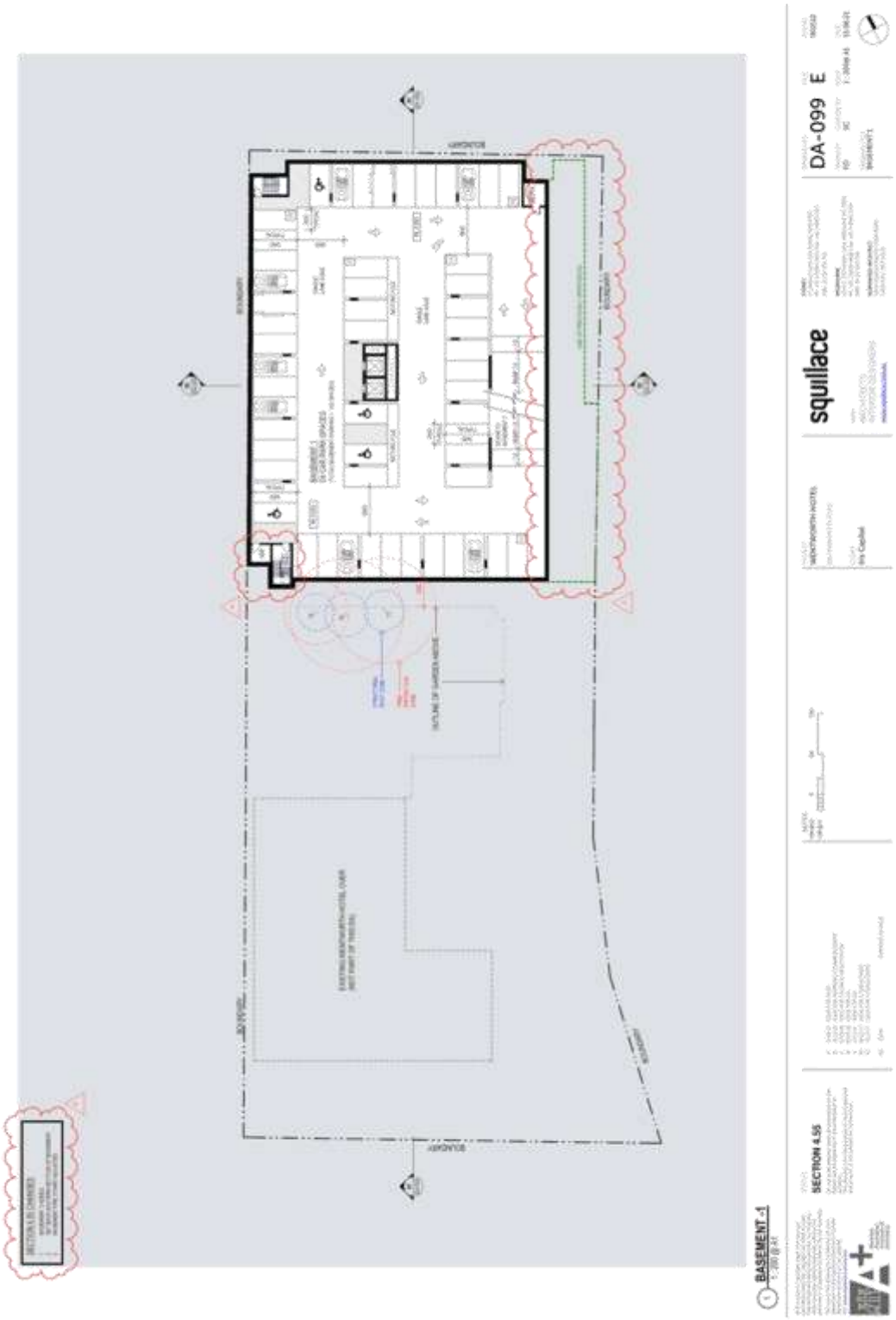
It is noted also that traffic signals are proposed at the Parramatta Road/Flemington Road intersection which will result in the loss of kerbside parking adjacent to the site in Flemington Road. The southbound traffic lane in Flemington Road is to be line-marked with a width of 3.5m, requiring kerbside parking to be removed **(Appendix A).** That loss of kerbside parking immediately adjacent to the site will be offset by the proposed increase in off-street car parking.

Plans of the proposed reconfiguration of the basement car parking area have been prepared by *Squillace Architects* and are reproduced in the following pages.

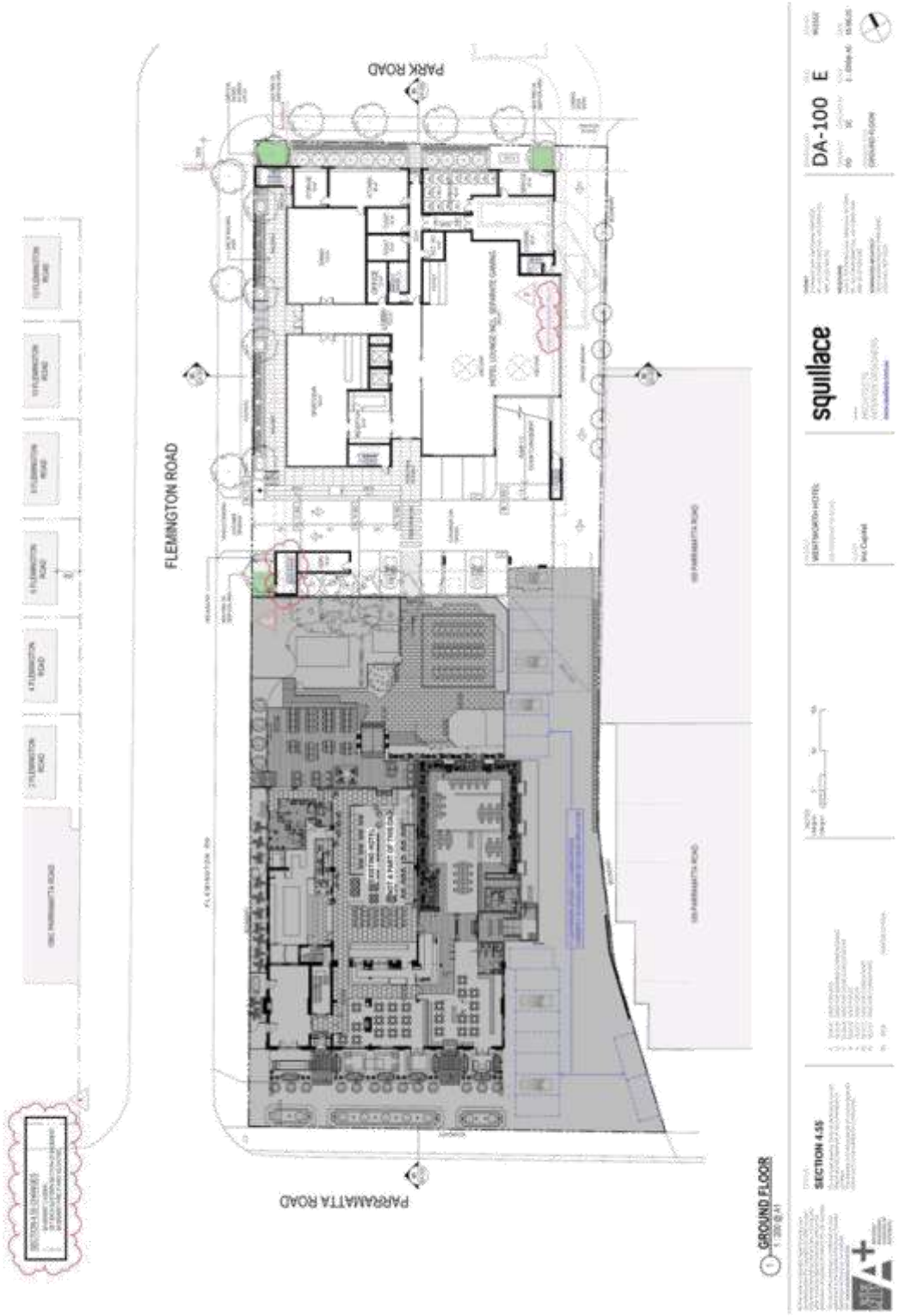


8

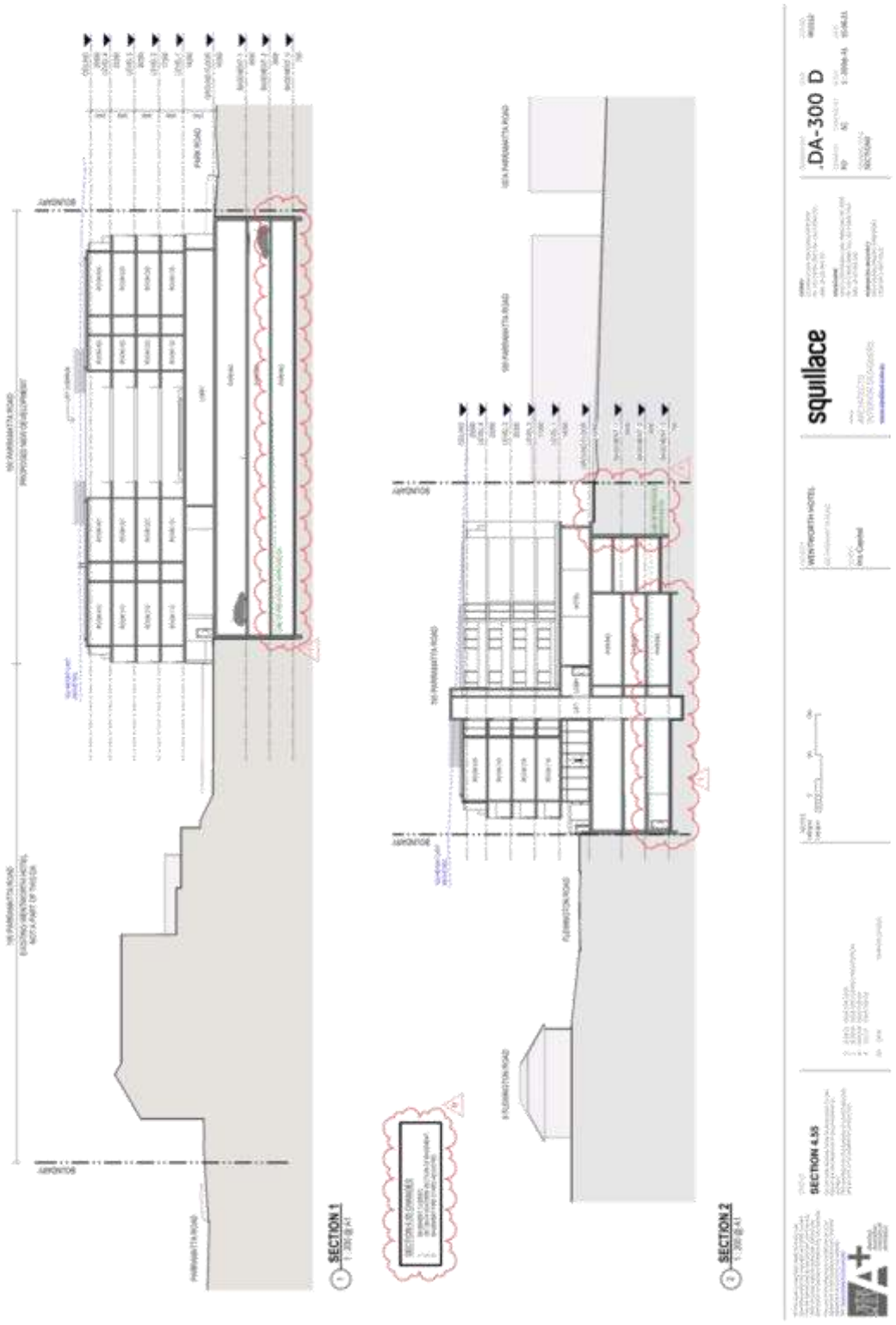

DA-098 E
squillace
BASEMENT -2
SECTION 4.55


DA-099
squillace
BASEMENT -1
SECTION 4.55

VARGA TRAFFIC PLANNING PTY LTD



11


SECTION 1
SECTION 2
SECTION 4.55
squillace
.DA-300 D

3. TRAFFIC ASSESSMENT

Road Hierarchy

The road hierarchy allocated to the road network in the vicinity of the site by the Roads and Maritime Services is illustrated on Figure 3.

The M4 Motorway is classified by the RMS as a *State Road* and provides the key east-west road link in the area, which extends from Concord in Sydney's inner west to Lapstone at the foothills of the Blue Mountains. It typically carries two traffic lanes in each direction in the vicinity of the site, with opposing traffic flows separated by a central median island. All intersections with the M4 Motorway are grade-separated.

Parramatta Road is also classified by the RMS as a *State Road* and provides another key east-west road link in the area, linking Sydney CBD and Granville. It typically carries three traffic lanes in each direction in the vicinity of the site, with Clearway restrictions applying along both sides of the road during commuter peak periods.

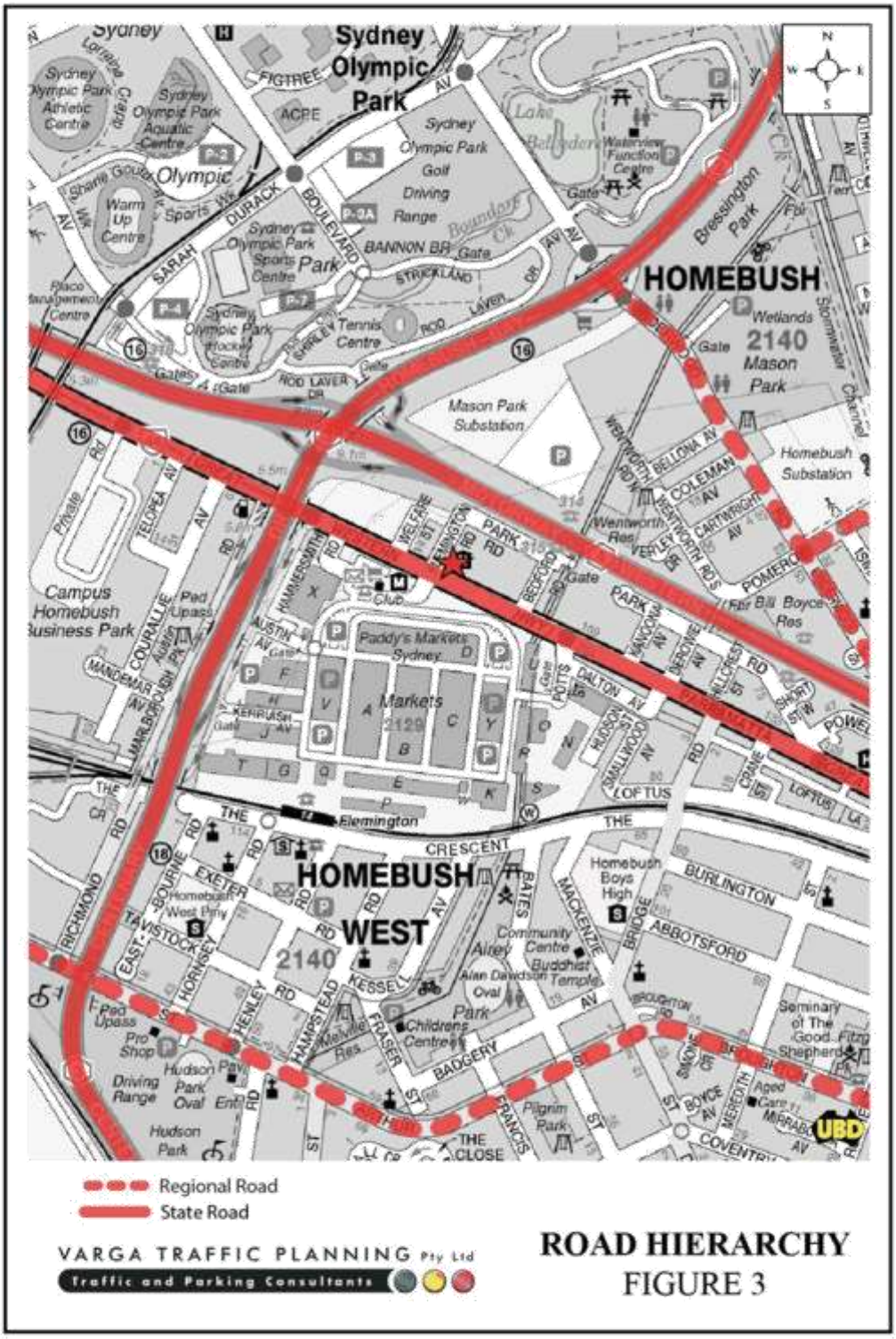
Centenary Drive and Homebush Bay Drive are also classified by the RMS as *State Roads* which provide the key north-south road link in the area, linking Rhodes and Greenacre. The route typically carries three traffic lanes in each direction in the vicinity of the site, with opposing traffic flows separated by a central median island. Clearway restrictions apply along both sides of the road during commuter peak periods.

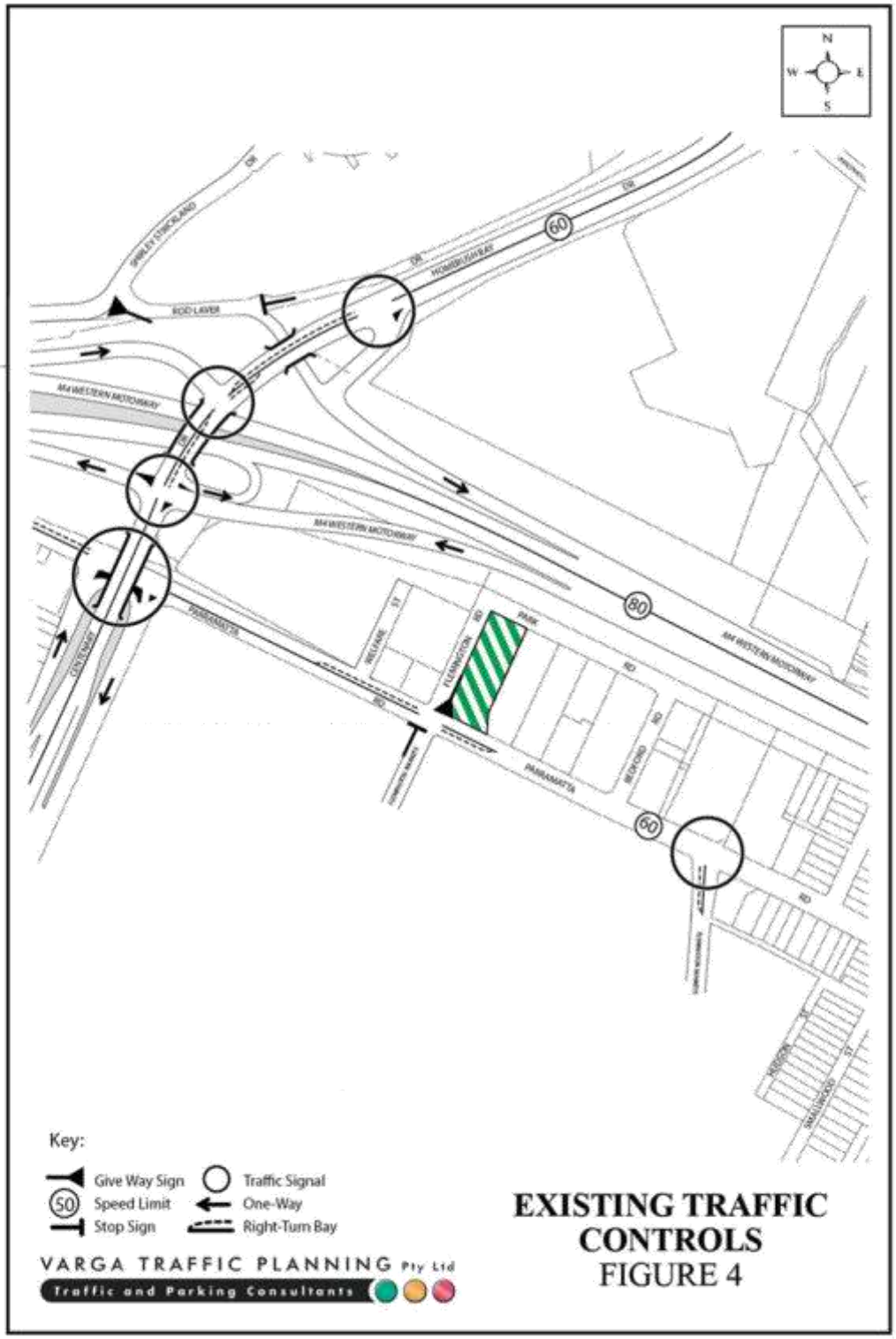
Flemington Road and Park Road are local, unclassified roads that are primarily used to provide vehicular and pedestrian access to frontage properties. Unrestricted kerbside parking is generally permitted along both sides of these roads.

Existing Traffic Controls

The existing traffic controls which apply to the road network in the vicinity of the site are illustrated on Figure 4. Key features of those traffic controls are:

- an 80 km/h SPEED LIMIT which applies to the M4


Sydney Olympic Park
HOMEBUSH
HOMEBUSH WEST
2140
Mason Park
Wetlands
Bressington Park
Campus Homebush Business Park
Paddy's Markets Sydney
Markets
Flemington
Mason Park Substation
Homebush Substation
Wentworth Res
Bill Boyce Res
Hudson Park
Alan Davidson Oval
Pilgrim Park
Homebush Boys High
Homebush West Pty
Community Centre
Buddhist Temple
Childrens Centre
Melville Res
Aged Care
Seminary of The Good Shepherd
Regional Road
State Road
VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants
ROAD HIERARCHY
FIGURE 3


N
W
E
S
60
80
60
ROD LAVER
M4 WESTERN MOTOROAD
PARRAMATTA
PARK
RD
Key:
Give Way Sign
Speed Limit
Stop Sign
Traffic Signal
One-Way
Right-Turn Bay
VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants
EXISTING TRAFFIC CONTROLS
FIGURE 4

- a 60 km/h SPEED LIMIT which applies to Parramatta Road
- TRAFFIC SIGNALS in Parramatta Road where it intersects with Flemington Markets and also Centenary Drive
- RIGHT-TURN STORAGE LANES in Parramatta Road onto Flemington Road.

Existing Public Transport Services

The existing public transport services available in the vicinity of the site are illustrated on Figure 5.

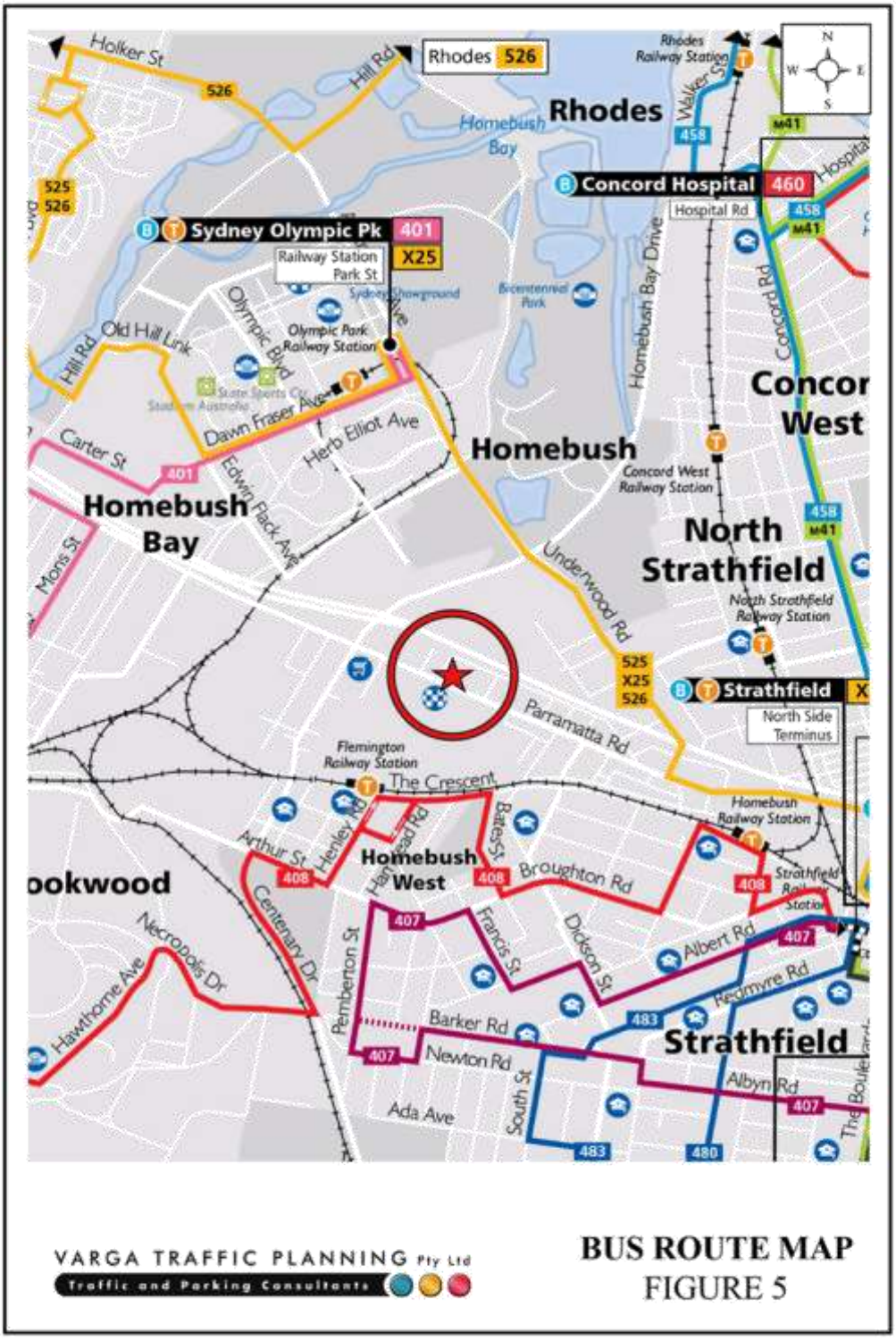
The site is located within a convenient walking distance of approximately 850 metres or 10 minutes to/from the Flemington Station. This suburban railway station services the T2 Inner West & Leppington Line which has recently been improved and the service now extends to Parramatta.

The T2 Inner West & Leppington Line now operates at less than 10 minute intervals from its first citybound service at 4:24am up until 10:00pm where it then operates at hourly intervals to midnight.

It is therefore reasonable to conclude that the site is readily accessible by frequent, reliable public transport services to/from Sydney CBD, Parramatta as well as other many other local centres in Sydney.

Projected Traffic Generation

The traffic implications of development proposals primarily concern the effects of the *additional* traffic flows generated as a result of a development and its impact on the operational performance of the adjacent road network during the weekday morning and afternoon commuter peak periods.


Holker St
526
Hill Rd
Rhodes 526
Rhodes Railway Station
Rhodes
Homebush Bay
Walker St
458
M41
Concord Hospital 460
Hospital Rd
525
526
Sydney Olympic Pk 401
X25
Railway Station
Park St
Sydney Showground
Olympic Park Railway Station
Olympic Blvd
Old Hill Link
Hill Rd
Dawn Fraser Ave
Herb Elliot Ave
Carter St
401
Edwin Flack Ave
Homebush Bay
Homebush
Homebush Bay Drive
Concord Rd
Concor West
Concord West Railway Station
North Strathfield
North Strathfield Railway Station
Underwood Rd
Mons St
525
X25
526
Strathfield
North Side Terminus
Parramatta Rd
Flemington Railway Station
The Crescent
Homebush Railway Station
Arthur St
Henley Rd
Hampstead Rd
Bates St
Homebush West
408
Broughton Rd
Strathfield Railway Station
ookwood
Centenary Dr
Necropolis Dr
Hawthorne Ave
Pemberton St
407
Francis St
Dickson St
Albert Rd
Kearnyre Rd
Barker Rd
483
Strathfield
Newton Rd
Albyn Rd
South St
Ada Ave
480
VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants
BUS ROUTE MAP
FIGURE 5

An indication of the traffic generation potential various development is usually provided by reference to the Roads and Maritime Services publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002)*. However, the RMS *Guidelines* do not nominate a traffic generation rate for premium hotels.

Reference is therefore made to the traffic generation rate nominated in the RMS *Guidelines* for suburban motels as follows:

> **Motel**
> 0.4 peak hour vehicle trips per unit

Application of the above traffic generation rate to the previously approved hotel comprising 152 rooms yields a traffic generation potential of approximately 61 vehicles per hour (vph) during the AM and PM commuter peak period.

However, the above motel traffic generation rate applies to *suburban motels* and is not directly representative of a 3 to 4 star rated hotel accommodation. In practice, it is anticipated that many hotel guests will be interstate or overseas visitors travelling by taxis or minibuses. In particular, corporate guests or international/interstate visitors are expected to travel in groups, often with 2 or 3 people in a taxi, or possibly larger groups in a minibus.

As such, the traffic generation potential of the proposed hotel is expected to be somewhat *less* than that of a suburban motel as set out above.

In any event, no change is proposed to the previously approved hotel's pub floor area or the number of hotel rooms. The only change proposed is the reconfiguration of the basement car parking area.

Accordingly, it is reasonable to conclude that the proposed change in traffic activity as a consequence of the modification proposal will be minimal, if any, and will clearly not have any unacceptable traffic implications in terms of road network capacity.

4. PARKING IMPLICATIONS

Existing Kerbside Parking Restrictions

The existing kerbside parking restrictions which apply to the road network in the vicinity of the site are illustrated on Figure 6. Key features of those parking restrictions are:

- CLEARWAY restrictions along both sides of Parramatta Road
- generally UNRESTRICTED PARKING in Flemington Road and Park Road.

Off-Street Car Parking Provisions

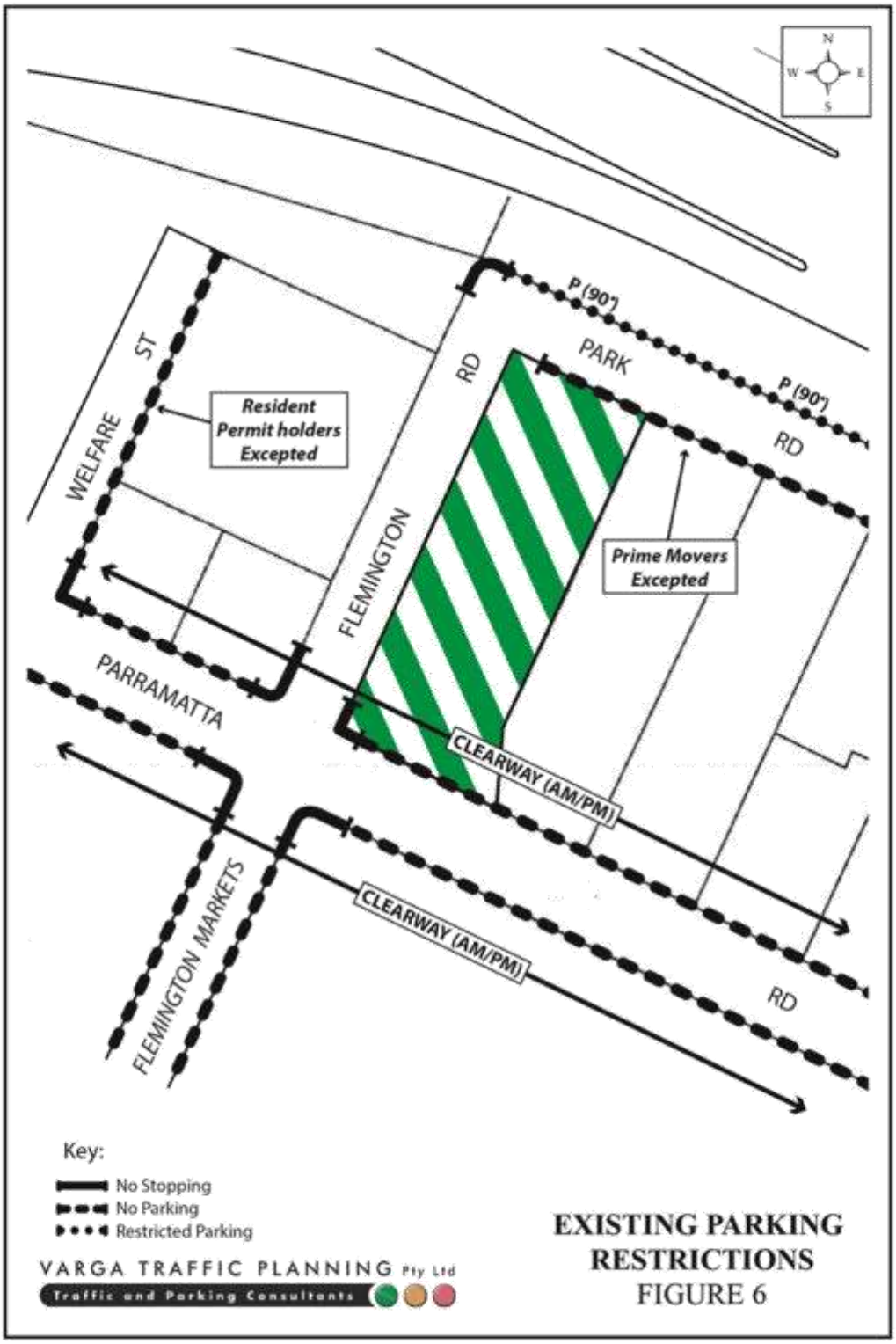
As noted in the foregoing, Council has previously approved the provision of 157 car parking spaces on the site, including 131 car parking spaces in the basement car parking area.

The reconfiguration of the basement car parking area is proposed to enable construction of the new hotel to be undertaken whilst maintaining vehicular access to the site off Park Road.

The reconfiguration will result in a *nett increase* of 31 additional car parking spaces being provided in the basement car parking area.

No other changes are proposed to the previously approved development proposal.

The *nett increase* in off-street car parking will offset the loss of on-street car parking associated with the traffic signals proposed at the Parramatta Road/Flemington Road intersection, and will also assist in reducing the need for any on-street car parking associated with the short, peak parking demands that may occur only a few times a week on some weekday evenings or on weekends.


N
W
E
S
WELFARE ST
FLEMINGTON RD
PARK RD
P (90°)
P (90°)
Resident Permit holders Excepted
Prime Movers Excepted
PARRAMATTA RD
CLEARWAY (AM/PM)
CLEARWAY (AM/PM)
FLEMINGTON MARKETS
Key:
No Stopping
No Parking
Restricted Parking
VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants
EXISTING PARKING RESTRICTIONS
FIGURE 6

In any event, the *nett increase* in car parking which occurs as a consequence of the need to reconfigure the basement car park is consistent with the previously approved development on the site.

The geometric design layout of the proposed vehicular access, circulation and car parking facilities have been designed to comply with the relevant requirements as specified in the Standards Australia publications P*arking Facilities Part 1 – Off-Street Car Parking AS2890.1:2004* and *Parking Facilities Part 6 - Off-Street Parking for People with Disabilities AS2890.6:2009* in terms of vehicle circulation, aisle and ramp widths, ramp grades, overhead clearances and parking bay dimensions.

Loading/Servicing Provisions

No change is proposed to the previously approved loading/servicing arrangements.

Conclusion

This modification application seeks approval to reconfigure the basement car parking area to enable vehicular access off Park Road to be maintained during construction. No other changes are proposed to the previously approved hotel.

Reconfiguration of the basement car parking area will require the construction of a third basement car parking level, resulting in a *nett increase* of 31 car parking spaces to be provided on the site.

No change is proposed to the previously approved hotel's pub floor area or the number of accommodation rooms and accordingly, there will be no change in the traffic generation potential of the site as a consequence of this application.

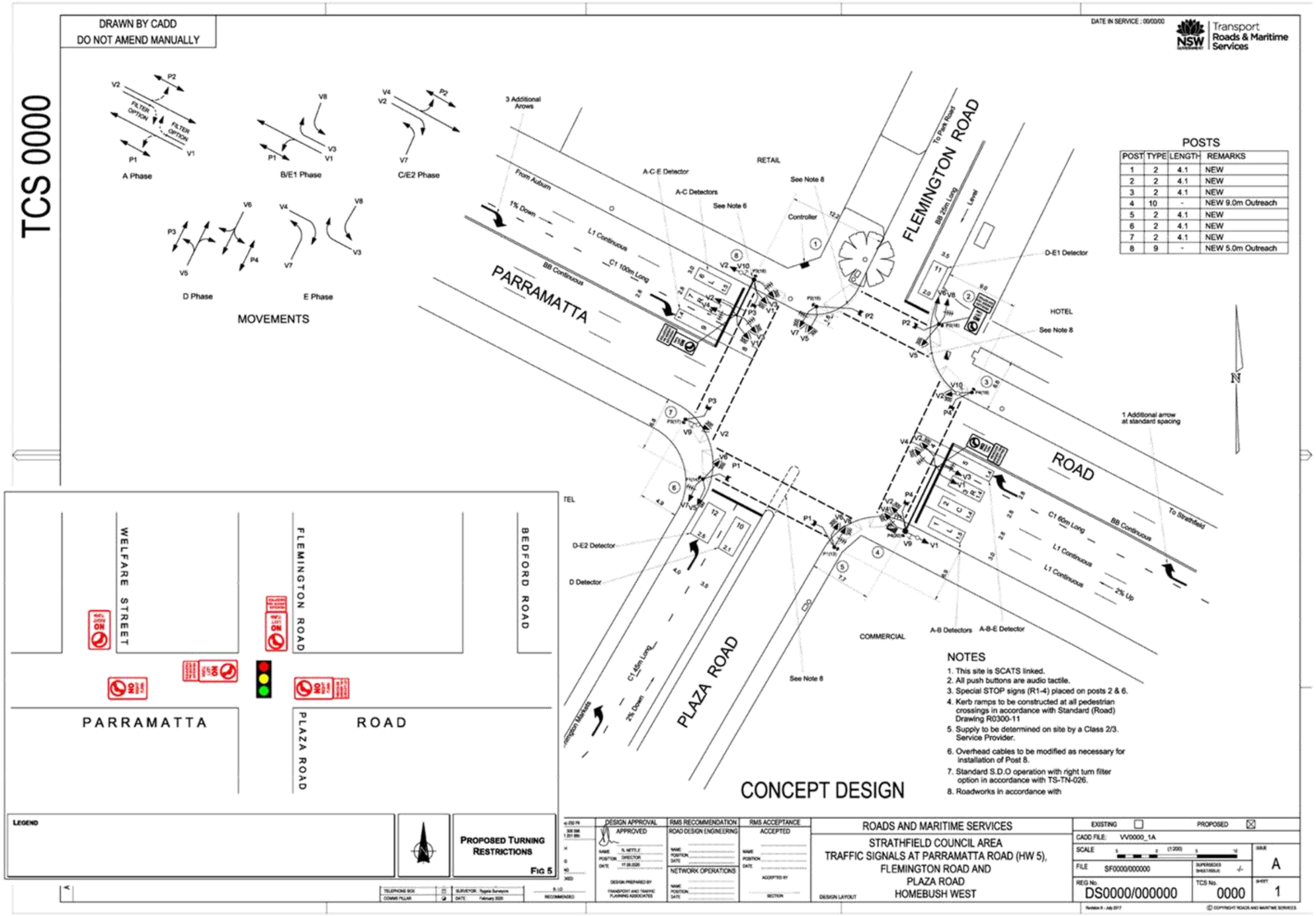
The layout of the reconfigured basement car parking area complies with the requirements of *AS2890.1 – 2004* and is consistent with the previously approved development on the site, noting that the provision of additional car parking on the site will result in a corresponding decrease in the demand for on-street car parking which may occur during peak trading periods on weekday evenings and weekends, and will also offset the loss of on-street car

parking as a result of the proposed installation of traffic signals at the Parramatta Road/Flemington Road intersection.

The proposed reconfiguration of the basement car parking area is therefore recommended for approval.

APPENDIX A

PROPOSED TRAFFIC SIGNAL PLAN


TCS 0000
DRAWN BY CADD
DO NOT AMEND MANUALLY
DATE IN SERVICE : 00/00/00
Transport Roads & Maritime Services
A Phase
B/E1 Phase
C/E2 Phase
D Phase
E Phase
MOVEMENTS
POSTS
POST TYPE LENGTH REMARKS
1 2 4.1 NEW
2 2 4.1 NEW
3 2 4.1 NEW
4 10 - NEW 9.0m Outreach
5 2 4.1 NEW
6 2 4.1 NEW
7 2 4.1 NEW
8 9 - NEW 5.0m Outreach
PARRAMATTA ROAD
FLEMINGTON ROAD
PLAZA ROAD
ROAD
3 Additional Arows
From Auburn
1% Down
L1 Continuous
C1 100m Long
BB Continuous
A-C-E Detector
A-C Detectors
See Note 6
See Note 8
RETAIL
Controller
To Park Road
BB 30m Long
L1
D-E1 Detector
HOTEL
1 Additional arrow at standard spacing
To Strathfield
C1 60m Long
L1 Continuous
2% Up
D-E2 Detector
D Detector
C1 45m Long
2% Down
COMMERCIAL
A-B Detectors
A-B-E Detector
NOTES
1. This site is SCATS linked.
2. All push buttons are audio tactile.
3. Special STOP signs (R1-4) placed on posts 2 & 6.
4. Kerb ramps to be constructed at all pedestrian crossings in accordance with Standard (Road) Drawing R0300-11
5. Supply to be determined on site by a Class 2/3. Service Provider.
6. Overhead cables to be modified as necessary for installation of Post 8.
7. Standard S.D.O operation with right turn filter option in accordance with TS-TN-026.
8. Roadworks in accordance with
CONCEPT DESIGN
WELFARE STREET
FLEMINGTON ROAD
BEDFORD ROAD
PARRAMATTA ROAD
PLAZA ROAD
LEGEND
PROPOSED TURNING RESTRICTIONS
FIG 5
DESIGN APPROVAL
APPROVED
RMS RECOMMENDATION
ROAD DESIGN ENGINEERING
NETWORK OPERATIONS
RMS ACCEPTANCE
ACCEPTED
ROADS AND MARITIME SERVICES
STRATHFIELD COUNCIL AREA
TRAFFIC SIGNALS AT PARRAMATTA ROAD (HW 5), FLEMINGTON ROAD AND PLAZA ROAD
HOMEBUSH WEST
DESIGN LAYOUT
EXISTING
PROPOSED
CADD FILE: VV0000_1A
SCALE 1:200
FILE SF0000/000000
REG No. DS0000/000000
TCS No. 0000
ISSUE A
SHEET 1

TO: **Strathfield Local Planning Panel Meeting - 7 October 2021**

REPORT: **SLPP – Report No. 33**

SUBJECT: **DA2020/240 - 2-4 PARRAMATTA ROAD, HOMEBUSH - LOTS A AND B DP 171468 AND LOT 1 DP 124584**

DA NO. **DA2020/240**

SUMMARY

Proposal:	Consolidation of three (3) allotments and subdivision into two (2) lots with alterations and additions to the existing storage premises including office and storage space on proposed Lot A.
Applicant:	Kennards Self Storage Pty Ltd
Owner:	Kennards Self Storage Pty Ltd
Date of lodgement:	11 January 2021
Notification period:	27 January to 15 February 2021
Submissions received:	Nil
Assessment officer:	M Rivera
Estimated cost of works:	$8,179,187.00
Zoning:	B4 – Mixed Use zone – SLEP 2012 R4 – High Density Residential zone – SLEP 2012
Heritage:	No
Flood affected:	Yes
Is a Clause 4.6 variation proposed?	Yes Cl 4.3 – maximum building height – 40% or 8.8m Cl 4.4 – floor space ratio – 74.9% or 6,688.9m^2
Extent of the variation supported?	Not supported.
Peer review of Clause 4.6 variation:	A peer review of the Clause 4.6 variation has been undertaken and the assessment officer's recommendation is supported.
RECOMMENDATION OF OFFICER:	**REFUSAL**

EXECUTIVE SUMMARY

On 11 January 2021, the subject application was lodged to Council. This application seeks approval for the consolidation of three (3) allotments and subdivision into two (2) allotments, alterations and additions to the existing storage premises including office and storage space. The alterations and additions involve an expansion of the existing four (4) level self-storage premises (Kennards Self Storage) and construction of an additional four (4) storeys.

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

The application was publicly notified on 27 January 2021, in accordance with Strathfield Council's Community Participation Plan (CPP), with the last date for public submissions being 15 February 2021. No submissions were received during this period.

The proposed development fails to comply with a number of the relevant development standards, objectives and controls under Council policy including the Strathfield Local Environmental 2012 (SLEP 2012). The proposal involves the following significant contraventions:

- Cl 4.3 – maximum building height – 40% or 8.8m; and
- Cl 4.4 – floor space ratio (FSR) – 74.9% or 6,688.9m^2.

The proposed development fails to demonstrate sufficient planning merit in contravening these development standards.

The premises comprising Kennards Self Storage, has been in existence since 1997. It is noted that this land use, defined as a *self-storage units* is a prohibited use under both B4 – Mixed Use and R4 – High Density Residential zones and relies on *Existing Use Rights*. As such, the proposed development results in an undesirable extension and expansion of a prohibited use as well as an excessive built form and overdevelopment of the site. The proposal fails to deliver a suitable planning outcome for an identified key site within the Parramatta Road Corridor that is desired and anticipated for and reflected by redeveloped allotments in surrounding locality.

Accordingly, the application is recommended for refusal.

The subject application is referred to Strathfield Local Planning Panel (SLPP) due to the proposed variations to the above development standards of greater than 10%.

BACKGROUND

11 January 2021	The subject application was lodged with Council.
27 January 2021	The application was publicly notified and advertised for at least fourteen (14) days as per the CPP, with the last date for public submissions being 15 February 2021. No submissions were received during this period.
2 March 2021	A site visit was undertaken by Council's assessment officer.
23 April 2021	A Deferral Letter was provided to the applicant detailing urban design issues and noting the need for a review by the Design Review Panel (DRP).
16 June 2021	A DRP meeting was held with the DRP, Council, applicant and the architect/s and urban designer for the proposed development.
5 July 2021	The DRP minutes were provided to Council.
5 July 2021	The DRP minutes were sent to the applicant.
8 July 2021	Council's internal experts provided final advice on the proposal.
3 August 2021	A 2nd Deferral letter was sent to the applicant. This letter contained advice on Council's position on the proposed variations to the maximum building height and FSR development standards and the application of key site provisions with regard to the proposal. It was clarified in this letter that the development is to be amended to comply with development standards.

10 August 2021	The applicant e-mailed Council to request for an extension to 10 September 2021 – to provide any additional information required for addressing the matters raised in the 2nd Deferral Letter.
10 September 2021	The applicant submitted additional information via the Planning Portal.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site consists of three (3) allotments that are legally described as Lots A and B in DP 171468 and Lot 1 in DP 124584 and collectively, are commonly known as No. 2-4 Parramatta Road, Homebush. The site features an irregular shape and is located on the southern side of Parramatta Road and eastern side of Columbia Lane (refer to Figure 1). The site comprises a total site area of 9,084.3m^2 and is split as follows:

- Lot A in DP 171468: 4,226.5m^2;
- Lot B in DP 171468: 4,427.1m^2; and
- Lot 1 in DP 124584: 430.7m^2.

Figure 1: Location map – the subject site (outlined in yellow) and surrounding context.

The subject site contains a self-storage unit facility, spread throughout the site, and within several three (3) storey buildings (refer to Figure 2). Several buildings and structures appear to be vacant (unused) by the facility.

Figures 3 to 7 show photographs of the existing self-storage unit facility.

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

Figure 2: Current footprint of the self-storage unit facility (outlined in orange). All other buildings appear to be vacant (unused).

Figure 3: Existing self-storage units within ground floor entry of southern building.

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

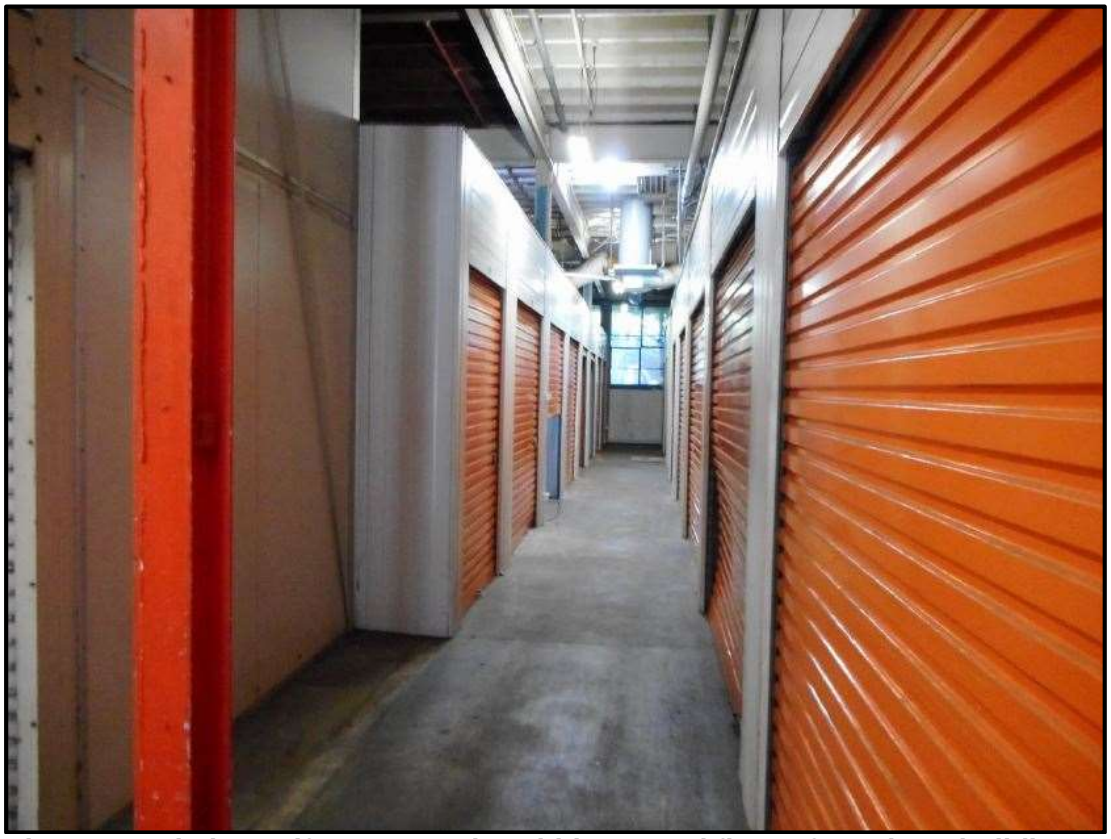


Figure 4: Existing self-storage units within ground floor of southern building.

Figure 5: Existing self-storage units within first floor of southern building.

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

Figure 6: Eastern side of southern building.

Figure 7: Southern side of southern building.

The site is bounded to the east and south by a railway corridor and railway land, and bounded to the west by an occupied multi-storey, mixed-use residential flat building and a vacant land that has

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

an approved mixed-use development (DA2019/143). The context of immediate vicinity surrounding the site is dominated by a combination of transport infrastructure (Parramatta Road, the M4 Motorway and railway line) and modern style, mixed use buildings that have intend on facilitating streetscape activation and delivering residential housing along a busy classified road.

The site is within two (2) separate land use zones, the B4 – Mixed Use and R4 – High Density Residential zones, pursuant to the provisions of SLEP 2012 (refer to Figure 8).

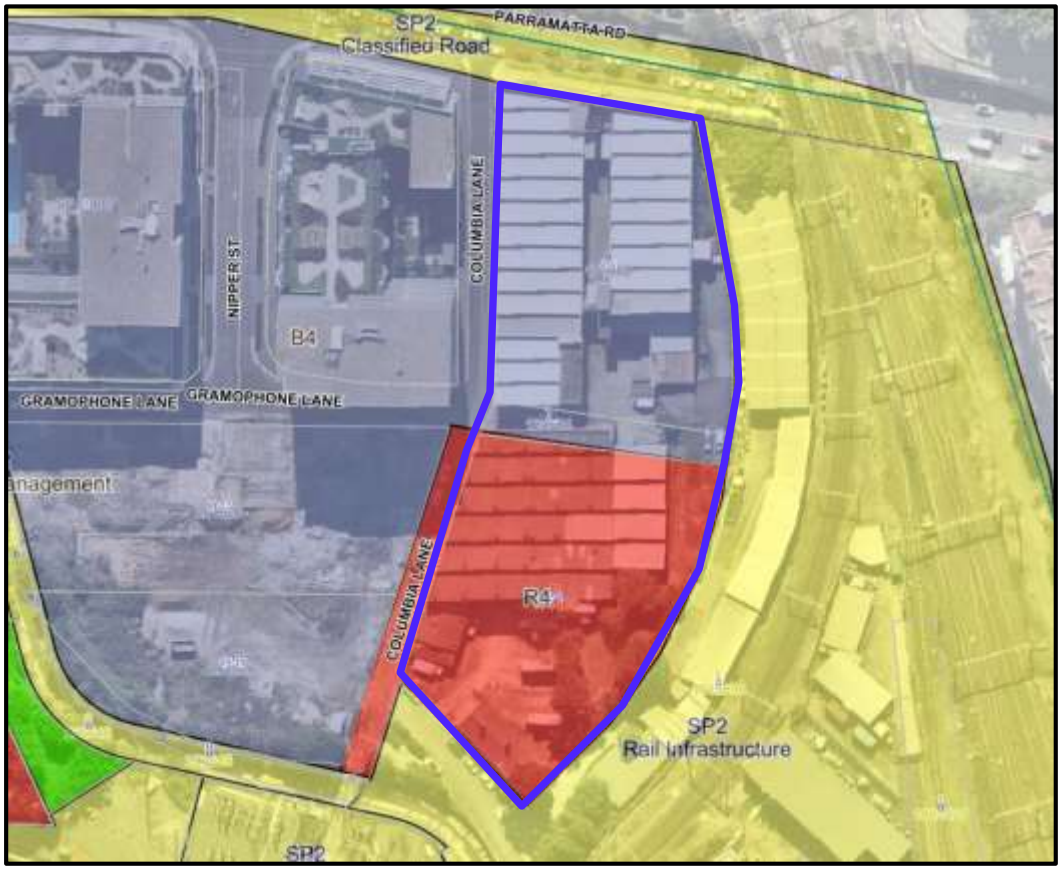


Figure 8: Land use zone map - subject site (outlined in blue). It is noted that the site is part B4 – Mixed Use and part R4 – High Density Residential.

It is noted that all three (3) allotments comprising the subject site is within Key Site 93 (refer to Figure 9).

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

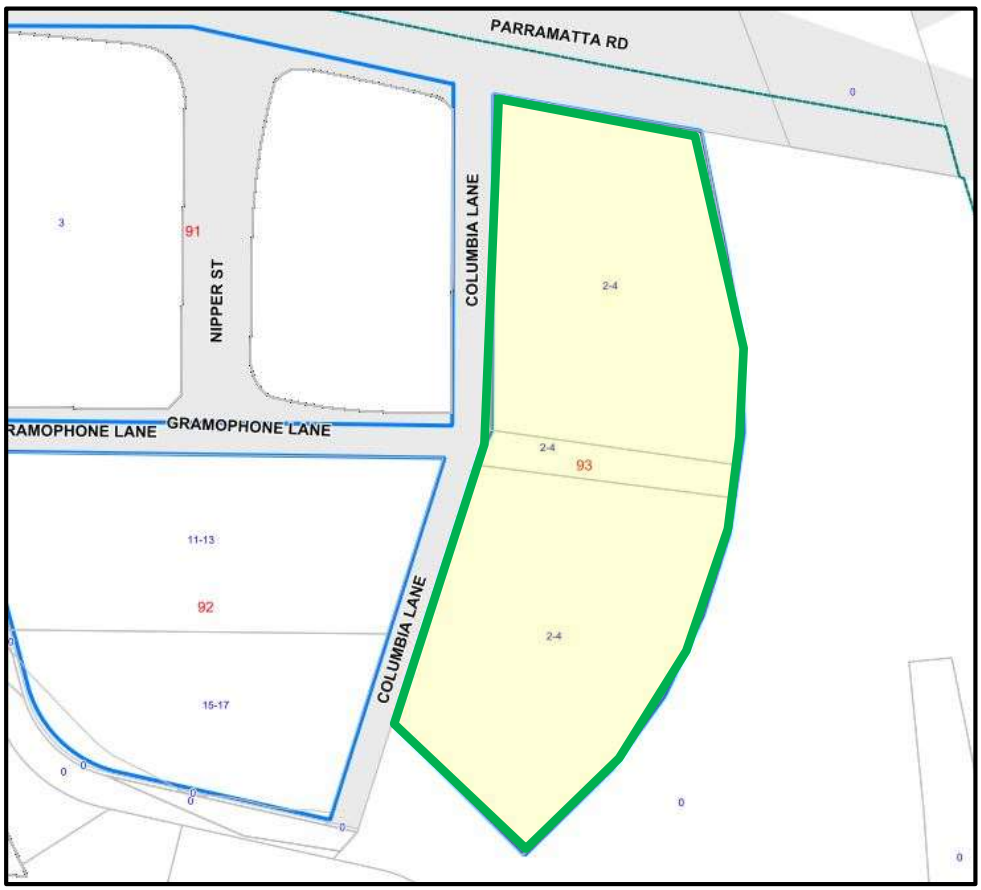


Figure 9: Subject site within Key Site 93 (outlined in green).

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the consolidation of three (3) allotments and subdivision into two (2) allotments, with alterations and additions to the existing storage premises including office and storage space proposed Lot A. Specifically, the proposed development involves:

Site consolidation to amalgamate three (3) lots and to create two (2) lots. The following lots are created:

- Lot A – northern lot: 5,414m^2; and
- Lot B – southern lot: 3,670m^2;

Additions and alterations to expand the self-storage unit facility on Lot A comprising:

- Demolition of the buildings situated at the rear of the site whilst retaining the existing front half of the site;
- Construction of a new storage facility toward the middle of the site;
- Construction of associated lifts;
- Construction of a new showroom;
- Construction of a new meeting area and toilet facilities;
- Provision of car parking spaces for twenty-eight (28) cars as well as new loading and unloading facilities;
- Construction of a new storage area;

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

- Installation of signage on the building to reflect the Kennards Self Storage premises;
- Safety and security upgrades as required;
- Associated landscaping works and provision of open space; and
- Carrying out of fire upgrades and associated construction upgrades.

The Subdivision Plan, Site Plan and Elevations of the proposal are shown in Figures 10 to 15.

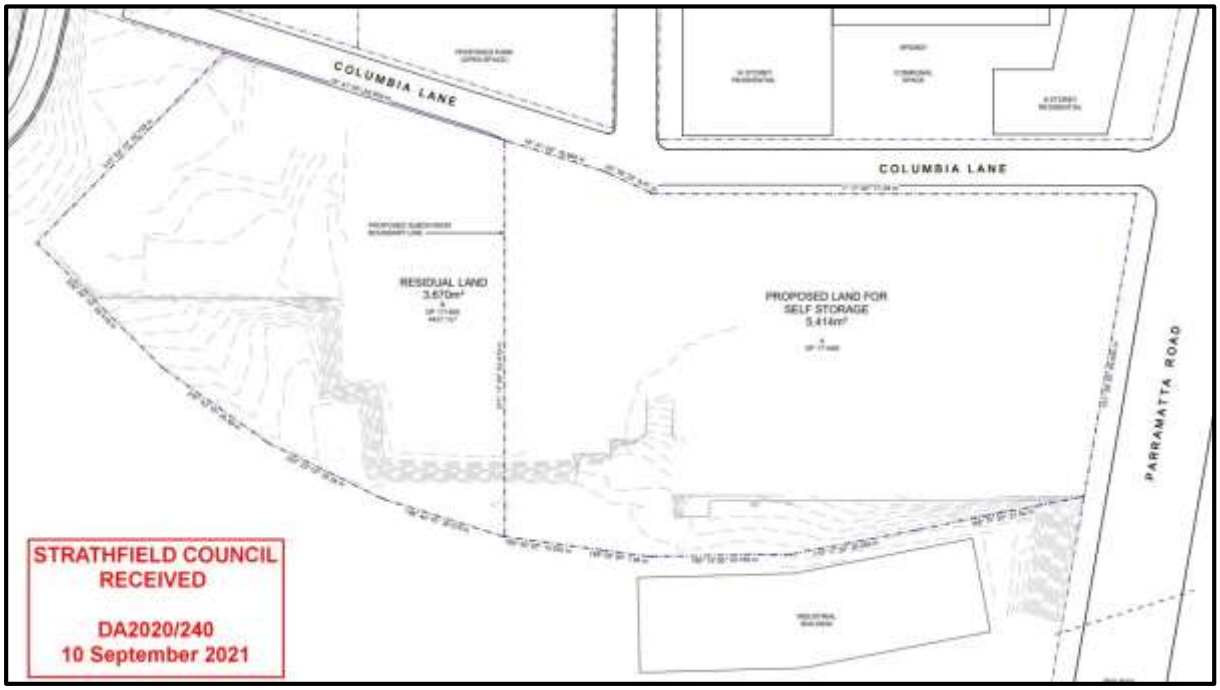


Figure 10: Subdivision Plan

Figure 11: Site Plan

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

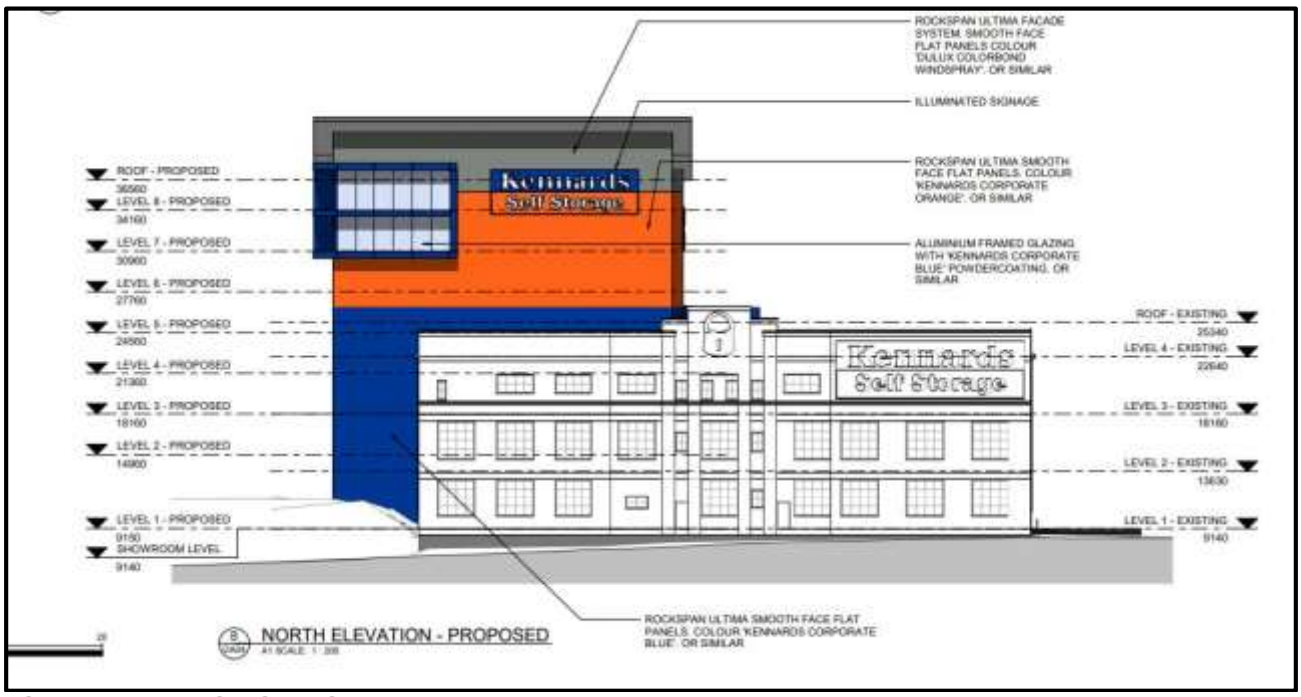


Figure 12: North Elevation

Figure 13: East Elevation

Figure 14: West Elevation

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

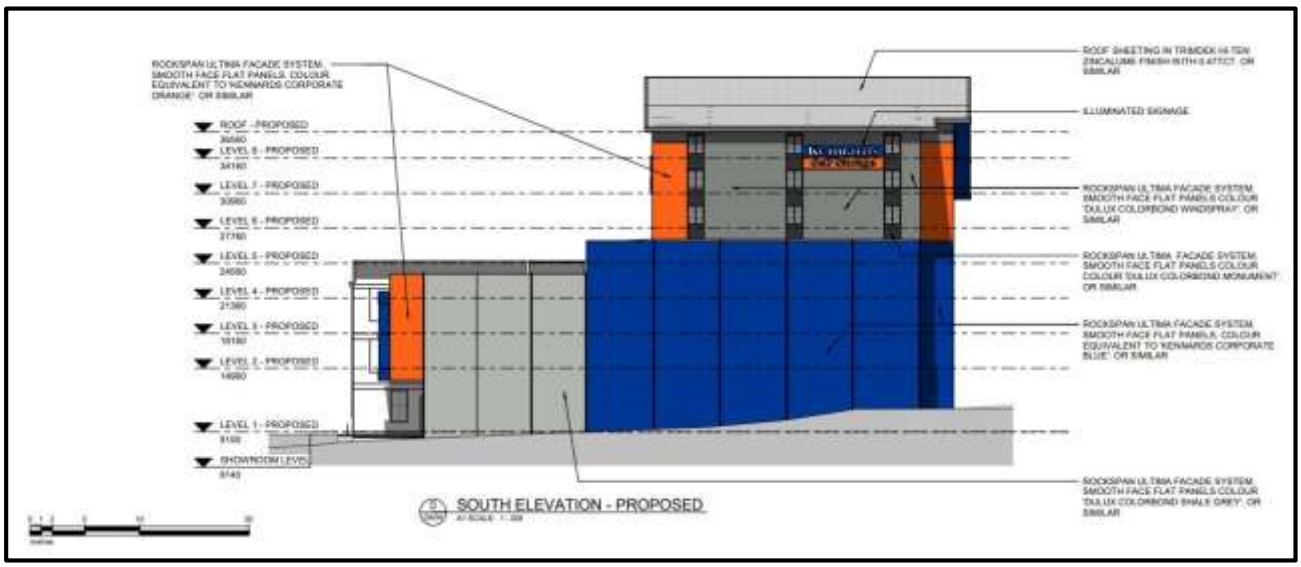


Figure 15: South Elevation

REFERRALS

INTERNAL REFERRALS

Building Surveyor Comments

Council's Building Surveyor confirmed that there are no objections to the proposal, subject to the imposition of recommended conditions of consent.

Development Engineer Comments

Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Heritage Advisor Comments

Council's Heritage Advisor provided the following commentary:

> *"A Heritage Statement by GBA heritage in relation to these items has been included as part of the application. The report has stated the warehouse is not a heritage item and is "undistinguished existing ancillary building". The report concludes that the views of the heritage items or from the heritage items won't be affected by the development as it is:*
>
> *The proposed development is set well back from Parramatta Road, thus would not obscure views to Railway bridge Arnott's sign over road on both sides of the bridge." (P 5)*
>
> *I concur, with this report, that it is unlikely this development in relation to the ongoing change in character of the area will impact these heritage items, as such I have no objection to the development.*
>
> *However, given the site has important NSW/Australian art culture history. I would like the following condition on interpretation signage included and that the applicant is liaised with to ensure acceptable wording. This is to ensure that the history of this present and these buildings can be interpreted by the public from the public domain, as a celebration to this areas rich history."*

Council's Heritage Advisor confirmed that there are no objections to the proposal, subject to the imposition of recommended conditions of consent.

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

Traffic Manager Comments

Council's Traffic Manager provided the following comments on the proposal:

> *"The applicant is requested to submit amended plans to include details on the carpark delineation and pavement arrows. Loading area shall be clearly delineated to ensure uninterrupted circulation and safety. All parking spaces shall conform to AS2890 series. Further information is required to detail how the spaces adjacent to the storage units would be managed to maintain access to the storage area."*

Council's Traffic Manager confirmed objections to the proposal due to the above outstanding matter raised.

Tree Management Coordinator Comments

Council's Tree Management Coordinator offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Waste Officer Comments

Council's Waste Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

EXTERNAL REFERRALS

Design Review Panel (DRP)

The proposed development, as originally proposed, was referred to a DRP. It is noted that the final amended design was not evaluated by the DRP. The following advice from DRP, which relates only to the initial design proposed, was received:

> *"Key Issues and Recommendations*
> *The Panel is not supportive of the proposed development in its current form. This is further discussed below.*
>
> *Context:*
> *The site as existing comprises three Torrens title lots: one large lot to the north and a large lot to the south separated by a narrow lot in the centre. The lot to the north and the narrow central lot are zoned B4 mixed use and the lot to the south zoned R4 high density residential. The site is owned and operated by Kennard's self-storage with a number of storage buildings located across the various lots.*
>
> *The proposal includes boundary adjustment to create two new larger Torrens title lots. The existing/original u-shaped three storey building on the northern lot, subject to this proposal, will be retained and form part of the proposed alterations and additions.*
> *The other existing buildings are proposed to be demolished with the southern lot to be made vacant. This lot is referred to as residual land; there is no proposal for development on this site as part of the development application.*
> *The use of the site for the purposes of self-storage units is prohibited in a B4 zone under Strathfield Council's current LEP. The proposal therefore relies on existing use rights.*
>
> *It is likely that the lot to the south will be redeveloped at some stage in the future for residential development, consistent with the current high density residential zoning.*
>
> *The Panel understands from Council that the surrounding development is characterised by larger scale residential flat buildings approved under a planning Proposal.*

The primary issues include the relationship between the proposed non-residential built form and land use with the surrounding residential flat buildings, the interface and impacts of any new residential development on the lot to the immediate south and the visual and urban design impacts of the new addition to the storage building on the surrounding streets including the views from Parramatta Road.

Architectural Form:
This proposal for a large expansion of the site's existing commercial small-unit storage function has a box-like, relatively unarticulated built form that is typical of many buildings found in industrial areas. The minimal openings reflect the internalised function of a storage facility, and whilst this may be acceptable in a typical industrial precinct, the design is not well suited to the prominent location of its site, the anticipated future character of its setting as a medium to high-density residential environment.

The Panel strongly supports the proposed retention of the original U-shaped three storey sawtooth-profile masonry building, either with its existing storage use or re-purposed to a different, more appropriate use that better leverages the buildings distinctive qualities and character.

The Panel considers that the proposed new building to the rear of the existing building is not a convincing urban design proposition – its bulk and scale is excessive and would need to be reduced to be more in keeping with surrounding residential flat buildings, and also to have less impact on any potential development within the southern portion of the existing site.

Furthermore, the internal floor plan layout and profile is unnecessarily complicated and internalised, and could be re-designed as three elements separated by access corridors that run across the plan of the building. This would allow articulation of the bulky form by introducing full-height vertical slots of recessed windows at either end, which would introduce natural light (and perhaps natural ventilation) in a logical and effective way on every floor.

This approach has the potential to break down the building bulk, and in doing so improve the interface with the existing sawtooth-profile industrial building on site, the surrounding residential apartment buildings and the wider precinct.

Future Residential Development on the Southern Lot:
The Panel notes that the site is identified as a key site under the Strathfield LEP. This potentially allows for an uplift in building height to 30m when redeveloped for residential purposes.

There is however an expectation by Council that key sites are developed with one appropriate development rather than any individual lots within a site sub-division being able to separately have the benefit of the site uplift.

At 30m the proposal would exceed the maximum building height of 22m for the site. This height is proposed to extend to the indicated site sub-division boundary, which if approved would have severe impacts on any future residential development within the new lot created to the immediate south.

The Panel therefore does not support additional height for the entire site when it is not redeveloped as per the Strathfield LEP, and is therefore yet to be convinced that the proposed building height is justified in this particular case.

The Panel is not convinced that the proposed southern lot can be redeveloped to its full potential while achieving ADG compliance if the proposed 30m high building has zero setback to a common boundary.

The Panel therefore recommends that the applicants prepare a Master plan for the entire site that demonstrates how the southern lot can be appropriately redeveloped for residential purposes in a manner that coexists comfortably with the subject proposal.

The Master plan should respond to a detailed contextual analysis, include the wider setting of the site, and illustrate relationships with developments on adjoining sites.

The Master Plan will need to demonstrate how ADG compliance can be achieved for any new residential development on the southern lot – how is solar access ensured, how are any acoustic impacts from the railway corridor mitigated, whilst providing natural cross ventilation and other compliance requirements.

The Panel considers that:
- new built form must be re-designed to mitigate its perceived mass and bulk.
- the proposed corporate colour scheme is too imposing and inappropriate to the precincts residential character, and must be more subtle in its visual impact.
- unless any new residential development on the southern lot can achieve ADG compliance that is clearly demonstrated in a detailed Master Plan for the site, the proposed non-compliant 30m building height and zero side setback are not supported."

Council response: The matters raised by DRP above are considered substantive and require addressing. It is noted that the applicant provided additional information in an effort to resolve some matters raised by DRP. An evaluation of these plans identified that most of the matters raised by DRP remain outstanding. Of particular concern are:

- Architectural form;
- Building height;
- Limited setback to the southern boundary; and
- Re-development of southern lot.

NSW Transport for NSW (TfNSW)

The application was referred to TfNSW for comment given that the application is defined as Traffic Generating Development and the site has frontage to Parramatta Road. The following comments were received:

"TfNSW has reviewed the development application and raises no objections, however requests that the following requirements are included in any determination issued by Council:

1. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited height or depth), along the Parramatta Street boundary.

2. All vehicles shall enter and exit the site in a forward direction.

3. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018. Parking restrictions may be required to maintain the required sight distances at the driveway.

4. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

5. Bicycle Parking should be provided in accordance with AS2890.3.

6. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

Should the proposal be supported a condition can be imposed to capture the above comments from TfNSW.

Sydney Trains

The application was referred to the Sydney Trains as a significant portion of the site adjoins railway land. The following comments were received:

I refer to Council's Referral requesting comments for the above development application in accordance with Clause 85 of State Environmental Planning Policy (Infrastructure) 2007. Council is advised that Sydney Trains, via Instruments of Delegation, has been delegated to act as the rail authority for the heavy rail corridor and to process the review for this development application. As such, Sydney Trains now advises that the proposed development has been assessed in accordance with the relevant Transport for NSW Assets Standard Authority standards and Sydney Trains requirements. To ensure that the proposed development is undertaken in a safe manner Council is now requested to impose the conditions provided…"

Should the proposal be supported a condition can be imposed to capture the above comments from Sydney Trains.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the available history for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations.

The objectives outlined within SEPP 55 are considered to be satisfied.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation).

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was referred to Council's Tree Management Coordinator who outlined specific conditions to be imposed with any development consent in order to ensure the protection of any trees to be retained.

Further, no objection was raised to the removal of a number of trees on the site subject to replacement planting. Relevant consent conditions will be imposed.

State Environmental Planning Policy (Infrastructure) 2007

The subject application was referred to Transport for NSW (TfNSW) as it involves development with frontage to a classified road (Parramatta Road) and is considered traffic generating development. Accordingly, Clause 101 of the State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) is triggered. The objectives of this clause are:

> *(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
>
> *(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

Comments provided by TfNSW are mentioned above and conditions can be imposed in accordance with these. As such, subject to the imposition of these conditions, the proposal has demonstrated alignment with the above objectives under Clause 101.

An assessment of the proposal against Clauses 101, 102 and 104 under SEPP Infrastructure is summarised below.

Clause	Consideration	Proposed
101(1)	*The objectives of this clause are—*	
	(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and	Compliant – as confirmed by TfNSW.
	(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.	Compliant.
101(2)	*The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*	

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

Clause	Consideration	Proposed
	(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and	Compliant.
	(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—	Compliant.
	(i) the design of the vehicular access to the land, or	Compliant.
	(ii) the emission of smoke or dust from the development, or	Compliant.
	(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land,	Compliant.
101(2)	*the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*	N/A

State Environmental Planning Policy No. 64 – Advertising and Signage

SEPP 64 establishes a number of considerations for development involving the installation of signage. An assessment of the proposed development against the requirements of SEPP 64 is provided below:

Section	Assessment Criteria	Required	Proposed	Compliance
1	Character of the Area	Compatible with existing and likely future character of the area.	The proposed signs are compatible with the existing and future character of Parramatta Road.	Yes.
		Consistent with a particular theme for outdoor	The proposed signage are not excessive in terms of	Yes.

		advertisement.	design and scale and demonstrates consistency within the streetscape. The theme and primary intention of the signage is for identifying the facility are appropriate.	
2	Special Areas	Does the proposal detract from the amenity or visual quality of: a) environmentally sensitive areas; b) heritage areas; c) natural or other conservation areas; d) open space; e) waterways; f) rural landscapes; or g) residential areas?	The proposed signage does not detract from the amenity or visual quality of any surrounding areas. The signage are compatible with the overall streetscape quality of Parramatta Road.	Yes.
3	Views and Vistas	Does the proposal: a) Obscure or compromise important view? b) Dominate the skyline and reduce the quality of vistas? c) Respect the viewing rights of other advertisers?	The proposed signage does not obscure or compromise any important views.	Yes.
4	Streetscape, Setting or Landscape	Is the scale, proportion and form appropriate?	The scale, proportion and form of the new signage are appropriate for the streetscape and its setting.	Yes.
		Does the proposal: a) Contribute to visual interest? b) Reduce clutter by rationalising and simplifying existing signage? c) Screen unsightliness? d) Protrude above buildings, structures or tree canopies? e) Require ongoing vegetation management?	The proposed signage are within an appropriate location and does not protrude above buildings, structures or tree canopies. The signage will not require vegetation management.	Yes.
5	Site and Building	Is the proposal compatible with the scale, proportion and other characteristics of the site?	The proposed signage respects important features of the site and building.	Yes.
6	Associated Devices and Logos	Have any safety devices, platforms, lighting devices or logos been designed as part of the structure?	The actual signage comprises the logos of Kennards Self Storage – reflecting the intended use of the premises.	Yes.
7	Illumination	Would illumination: a) Result in unacceptable	Illumination can be conditioned as	Yes.

		glare? b) Affect safety for pedestrians, vehicles or aircraft? c) Detract from nearby residence or accommodation?	appropriate.	
		Can illumination be adjusted or subject to curfew?	See above.	Yes.
8	Safety	Would the proposal: a) Reduce safety for any public road? b) Reduce safety for pedestrians or cyclists? c) Reduce safety, for children by obscuring sight lines from public areas?	The proposed signage are considered acceptable and will not pose a safety hazard to motor vehicle drivers, pedestrians or bicyclists on the basis that they do not consist of moving signs, complex displays or flashing lights.	Yes.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	***Aims***	***Complies***
(a)	*To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield*	**No**
(b)	*To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development*	**No**
(c)	*To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community*	**Yes**
(d)	*To provide opportunities for economic growth that will enhance the local community*	**Yes**
(e)	*To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use*	**No**
(f)	*To identify and protect environmental and cultural heritage*	**Yes**
(g)	*To promote opportunities for social, cultural and community activities*	**Yes**
(h)	*To minimise risk to the community by identifying land subject to flooding and restricting incompatible development*	**Yes**

Comments: The proposed development is considered a poor outcome and represents an overdevelopment of the site – such that:

- It fails to achieve a high quality urban form that is consistent and compatible with existing and anticipated development (namely permissible forms of mixed use development) for the site and Parramatta Road Corridor. Further, it fails to demonstrate that a high quality urban form with sufficient amenity and appropriate architectural expression can be delivered on the southern lot;
- It delivers an excessive expansion of a prohibited use for the site as demonstrated by the significant variations proposed. The proposal fails to demonstrate sufficient merit for the proposed excess massing and height and will set an undesirable precedence; and

- It does not adequately address parking and vehicular access matters to which would satisfy Council in that the proposed parking and access arrangements are able to support the development and minimise impacts in terms of traffic congestion.

Permissibility

The subject site is zoned B4 – Mixed Use and R4 – High Density Residential under Strathfield Local Environmental Plan 2012 (SLEP 2012) (refer to Figure 8).

The proposal, being ***self-storage units***, is a prohibited form of development within both zones. Notwithstanding this, given the nature of the proposal involves additions and alterations to an existing use, the relevant provisions under Clause 4.65 under the *Environmental Planning and Assessment Act 1979*, and the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) are triggered. The existing use provisions aim to balance the potential hardship and dislocation that could result if landowners or occupiers were required to discontinue uses no longer permitted under current planning controls, against the need to transition to the new and preferred planning regime for the area.

Under Section 41 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) certain development of existing uses is allowed as follows:

> *(1) An existing use may, subject to this Division:*
> *(a) be enlarged, expanded or intensified, or*
> *b) be altered or extended, or*
> *(c) be rebuilt, or*
> *(d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act, or*
> *(e) if it is a commercial use--be changed to another commercial use (including a commercial use that would otherwise be prohibited under the Act), or*
> *(f) if it is a light industrial use-be changed to another light industrial use or a commercial use (including alight industrial use or commercial use that would otherwise be prohibited under the Act).*

The proposed alterations and additions to the existing self-storage unit facility fits within the definition under Section 41(1)(a): 'an existing use may be enlarged, expanded or intensified'. Therefore, under the provisions of the *Environmental Planning and Assessment Act 1979* and EP&A Regulation, existing use rights for the purpose of applying for development consent for the proposed development are relevant and applicable.

Existing Use Rights and Application of LEP

Legal advice was sought to determine the application of the SLEP 2012 on proposals relying upon existing use rights. Council clarified with the applicant that development standards in the SLEP 2012 are relevant to the proposal. In reference to Land and Environment Court (LEC) cases such as Made Property Group Pty Limited v North Sydney Council [2020] NSWLEC 1332 (29 July 2020) and Saffioti v Kiama Municipal Council [2019] NSWLEC 57, it is Council's position that development standards applied to applications that rely upon provisions relating to existing use rights. The LEC has held that the provisions of FSR and HOB which fix development standards, do not derogate from the incorporated provisions because these provisions do not impinge on any entitlement to make a development application.

Zone Objectives

An assessment of the proposal against the objectives of the R4 – High Density Residential and B4 – Mixed Use zones is included below:

R4 – High Density Residential zone

Objectives	*Complies*
To provide for the housing needs of the community within a high density residential environment.	**No**
To provide a variety of housing types within a high density residential environment.	**No**
To enable other land uses that provide facilities or services to meet the day to day needs of residents	**Yes**

Comments: The proposed development does not involve any new residential development. It is noted; however, that the proposed expansion of the premises significantly restricts the ability for the vacant lot to deliver an appropriately designed residential building. As such, two (2) objectives of the zone cannot be met by the proposal.

B4 – Mixed Use zone

Objectives	*Complies*
To provide a mixture of compatible land uses.	**No**
To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	**Yes**
To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.	**Yes**
To provide local and regional employment and live and work opportunities.	**Yes**

Comments: The proposed development fails to provide a compatible land use as it involves an overdevelopment of the site and an expansion of a prohibited land use that will result in land use conflict and limitations on redevelopment of the south-adjoining lot.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below.

Height of building

Cl.	*Standard*	*Controls*	*Proposed*	*Complies*
4.3	*Height of building*	22m	Upper roof, lowest point - 26m Ridge - 30.8m	**No**

	Objectives	*Complies*
(a)	*To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area*	**No**
(b)	*To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area*	**No**
(c)	*To achieve a diversity of small and large development options.*	**No**

Comments: The proposed development features a maximum height of 30.8m from the ridge of the roof line of the new extension, which tapers down to 26m at the lowest portion of the upper roof. The proposal involves a contravention to the maximum building height development standard of 8.8m or 40%. It is noted that the entire development and its roofline, is well above the maximum height allowed for the site. Accordingly, the proposed development represents a built form that is excessive in scale and therefore, not compatible with the existing area and is unable to provide a positive contribution to the streetscape and aesthetic of the vicinity. The height variation is not a

sustainable outcome in that it will result in an undesirable precedence and unnecessary constraint on the newly created southern lot, with regard to its redevelopment. As such, the proposed variation demonstrates no merit and is not supported.

Floor space ratio

Cl.	*Standard*	*Controls*	*Proposed*	*Complies*
4.4	*Floor space ratio*	1.65:1 (8,933.1m^2)	2.89:1 (15,622m^2)	**No**

	Objectives	*Complies*
(a)	*To ensure that dwellings are in keeping with the built form character of the local area*	**N/A**
(b)	*To provide consistency in the bulk and scale of new dwellings in residential areas*	**N/A**
(c)	*To minimise the impact of new development on the amenity of adjoining properties*	**No**
(d)	*To minimise the impact of development on heritage conservation areas and heritage items*	**Yes**
(e)	*In relation to Strathfield Town Centre:* *i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and* *ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development*	**N/A**
(f)	*In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor*	**No**

Comments: The proposed development comprises a FSR that fails to comply with maximum FSR prescribed under Clause 4.4. The proposed FSR represents a significant non-compliance (of 6,688.9m^2 or 74.9%) to the maximum FSR development standard – thereby resulting in an excessive and bulky built form that does not encourage a sustainable consolidation pattern. Further, the excess massing will result in site isolation for the newly created lot and streetscape and visual amenity impacts for the vicinity by introducing an overdevelopment of the site that is not compatible with surrounding development. Given that a number of objectives cannot be met by the proposal and the proposed contravention to the development standard is not supported.

Clause 4.6 Exceptions to Development Standards

Under Clause 4.6 of the SLEP 2012, the consent authority may consider a variation, where that variation would achieve a better outcome.

As demonstrated in the table above, the proposed development fails to comply with the following development standards:

- Cl 4.3 – Building Height – 40% or 8.8m; and
- Cl 4.4 – Floor Space Ratio – 74.9% or 6,688.9m^2.

The area of non-compliance relates to the entire building comprising the existing self-storage unit facility and its expansion.

Clause 4.6(3) of the SLEP 2012 states the following:

> *"Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard."

FSR

The applicant provided a written request that seeks to justify the proposed contravention to the maximum FSR development standard. It is noted that the applicant designed the proposal against the key site provisions under SLEP 2012. The applicant's written request refers to and utilizes the bonus FSR Key Site provisions. These provisions can only apply when all of the allotments within any given key site are developed in a consolidated manner. This was communicated to the applicant throughout the assessment process. The written request fails to mention that the proposal involves a singular (part) development of one of the allotments forming Key Site 93 and thus critically abandons the Key Site provisions as well as the relevant objective of Clause 6.9 (Additional provisions for development in Parramatta Road Corridor).

Height

The applicant did not provide a written request to justify the proposed contravention to the maximum building height development standard despite Council, on several occasions, highlighting that the maximum building height development standard under Clause 4.3 remains relevant to the proposal and that the height uplift as per the key site provisions under the SLEP 2012 do not apply. The applicant disagreed with Council's position and would not provide a written request to justify the variation to the maximum building height development standard.

Excerpts of the written request to justify the variation to the maximum FSR development standard are provided below:

"We respectfully submit that the written request justifies the contravention of the floor space ratio development standard contained in clause 4.4A (read in conjunction with clause 4.4) of SLEP, respectively, by demonstrating that:
(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
(b) there are sufficient environmental planning grounds to justify contravening the standard.

Compliance is unreasonable and unnecessary in the present circumstances as the development is consistent with the zone objectives and is in the public interest for the reasons otherwise mentioned above. In our opinion, the following planning grounds sufficiently justify the departure from the control in this case.

- *As respects the addition of the extra massing, the impact on the future southern adjoining allotment to be the site of the proposed future residential flat building will be acceptable by reason that the design/location of building minimises potential amenity impacts on the surrounding lots. This has been achieved through orientation of the building and location of the more bulky part in the south eastern corner.*
- *The proposal provides a compatible building bulk and scale, when compared with that of surrounding newer developments.*
- *The extra massing is in large part the result of the applicant's intention to retain, as part of the proposed development, the existing front half of the site including maintaining the 'saw tooth' facade along Columbia Lane. The existing development is a sensitive adaptive re-use of the former EMI Records manufacturing facility and recording studio formerly located on the site which has some cultural significance as many famous recordings were made at the studio which was used by many Australian musicians and singers of yesteryear.*

- *The proposal will not impact on the surrounding heritage items, been; 'Railway bridge with Arnott's sign over road' and 'Railway Viaduct over Powell's Creek'. The application is supported by GBA Heritage.*
- *The scheme provides compatible FSR, as recommended from the PRCUTS for Homebush.*
- *The work assists in rejuvenating the area, as currently is it an 'old rundown site', very much in need of improvement. The creation of the R4 residential lot, will also facilitate residential use.*
- *The work will contribute positively to the visual aesthetic of the area.*

On its face, and looked at solely in numerical terms, the departure from, relevantly, the floor space ratio development standard contained in clause 4.4A (read in conjunction with clause 4.4) of SLEP could perhaps be seen to be not insignificant. However, when dealing with numerical non-compliances with development standards, each such non-compliance is a question of fact and degree and each case must be considered based on its own circumstances. In this case the environmental impacts are acceptable.

The written request shows that the proposed development will be in the public interest because it is consistent with such of the objectives of the development standard as are of relevance to the subject-matter of the development application and the objectives for development within the zones in which the development is to be carried out."

Clause 4.6(4) of the SLEP 2012 states the following:

"Development consent must not be granted for a development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3)

FSR

The applicant's written request to justify the contravention of the maximum FSR standard does not adequately address the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request is not considered to provide sufficient substantive information and justification in relation to environmental planning grounds for supporting the contravention. The proposed variation will result in:

- An incompatible, bulky and excessive built form;
- An overdevelopment of the site that is not consistent within the streetscape and is an unacceptable expansion of a prohibited use;
- An undesirable precedence and a critical failure to achieve key SLEP and zone objectives as well as the intentions of the key site provisions;
- A poor outcome and inability to strategically deliver appropriate redevelopment that is anticipated to occur along the Parramatta Road Corridor (including the newly created lot).

Height

As mentioned above, the applicant did not provide a clause 4.6 written request. As such, Council is unable to consider this variation further as Clauses 4.6(3) and 4.6(4) cannot be satisfied.

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

The proposal is not considered to be consistent with the objectives of the development standard in that the excessive scale and bulk of the development represents an overdevelopment of the site that is not compatible with surrounding development and will have unacceptable impacts in terms of site isolation, streetscape and amenity.

The site is part zoned R4 – High Density Residential and B4 – Mixed Use zone. The proposal fails to achieve a number of objectives in both zones – as highlighted above.

(b) the concurrence of the Secretary has been obtained."

The SLPP may assume the concurrence of the Director-General under the Planning Circular PS 18-003 issued on 21 February 2018.

In conclusion, the applicant's written request to justify the contravention of Clause 4.4 – maximum FSR development standard is not considered to be well-founded in that the applicant is unable to satisfactorily demonstrate that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the SLEP 2012 are addressed below as part of this assessment:

5.3 Development near zone boundaries

As the subject land situated at the edge of two (2) separate land use zones, Clause 5.3 applies. The objective of this clause is *"to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone."*

Under Clause 5.3(4):

> *Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that—*
>
> *(a) the development is not inconsistent with the objectives for development in both zones, and*
>
> *(b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.*

The proposal does not achieve the provisions relating to the above given that the proposed development encourages an expansion of an existing but prohibited use that is excessive in bulk and scale – greatly exceeding the maximum limits allowed for the site. Its design and architectural expression fail to positively contribute to the streetscape and restricts the redevelopment of the newly created lot. The overall scheme is considered an unacceptable overdevelopment of the site that fails to align with the objectives of respective zones.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulfate soils (ASS)

The subject site is identified as having Class 5 soils and is located more than 500m from any Class 1-4 soils. The proposed development does not involve any basement works and only minor excavation works. Subject to the imposition of these conditions of consent, the proposal is considered to meet the objectives of this clause.

6.2 Earthworks

The proposal involves minor earthworks. Appropriate conditions of consent can be imposed to ensure appropriate management of earthworks and erosion and sediment movement onsite can be achieved. Overall, the proposal is considered to comply with the objective of this clause, subject to the imposition of conditions of consent.

6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

6.9 Additional provisions for development in Parramatta Road Corridor

The consolidated Lot A, which incorporates two of the three (3) original allotments that form Key Site 93 (refer to Figure 9) results in a lot that only forms part of Key Site 93 (60% site area) and as such does not benefit from the Key Site provisions. The proposed development fails to conform to the amalgamation pattern required for these sites. The objectives of Clause 6.9 are:

(a) to encourage a mix of commercial and residential land uses,
(b) to encourage the integration of developments that require large floor areas with other land uses.

The proposed development involves an expansion of a prohibited use (a self-storage unit facility) – that is not considered a commercial nor a residential use that is anticipated to occur within the Parramatta Road Corridor. The proposal fails to encourage appropriate integration of developments that require large floor areas. The primary intent of Clause 6.9 is to rationalize land and facilitate accessible and activated design outcomes without isolating/sterilizing adjoining land parcels within the Parramatta Road Corridor. By virtue of abandoning the provisions under Clause 6.9, the proposed development fails to demonstrate site suitability and in achieving the objectives of this clause due to the following reasons:

- The proposed redevelopment of the northern lot is such that it will result in an unacceptable isolation of the other site within Key Site 93; and
- The proposed development will severely limit development potential for remaining lot within Key Site 93 as the additional density and building height provisions for Key Site 93 cannot be applied to this site. It is noted that these uplift provisions would only apply if a single development involving consolidation of all three (3) key site allotments was proposed.

Clause 6.9(3) states that:

Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development will contribute to—

(a) the general mix of residential and non residential land uses in the area, and
(b) the vertical and horizontal integration of land uses in the area.

In light of the above reasons the proposed development fails to satisfy Clause 6.9(3) as it will result in site isolation impacts and a poor and undesirable planning and design outcome for both northern and southern lots. Thus, the proposal fails to demonstrate that an appropriate development and an acceptable planning and design outcome are achieved by abandoning the provisions under Clause 6.9.

4.15 (1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.151)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Strathfield Development Control Plan No. 20 – Parramatta Road Corridor Area

Given that the application is reliant on Existing Use Right provisions, the development standards and objectives within DCP 20 – Parramatta Road Corridor do not directly apply to the development, however are used as a guide in assessing the merits of the application in regards to the existing and desired future character and redevelopment of the Parramatta Road Corridor.

Section	Development Control	Required	Proposed	Compliance
2.2	**Built form/footprint**	Proposal to conform to the building footprint shown in figure 11.	The building footprint does not accord with the Parramatta Road Corridor Built Form Masterplan. It is noted that the Key Site provisions under SLEP 2012 override this control. As mentioned above the proposal fails to achieve the consolidation pattern in accordance with these provisions.	No.
2.3	**Building Height**	Proposal to conform to building height identified in figure 8, which requires max. 6 storeys.	Use maximum building height development standard under SLEP 2012.	N/A
2.6	**Façade Composition**	Entrance should be distinguishable in	Demonstrates consistency with the current entrance of the	Yes.

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

Section	Development Control	Required	Proposed	Compliance
		the façade.	existing facility.	
		Facades should maintain a human scale to the street by incorporating appropriate architectural features.	The architectural treatments of the new proposal will be highly visible given its context being exposed to several transportation routes. There are numerous opportunities to view the development via open corridors. Given the sheer scale and massing of the development, the overall façade and design are not considered acceptable.	No.
		Materials and finishes should blend together with min. 30% to incorporate face brickwork.	The development is considered excessive and further, is clearly interpreted as a self-storage unit facility with strong, vibrant colouration that fails to integrate with existing development – in particularly newer, modern mixed use building along Parramatta Road.	No.
		Consider the use of glass in facades on northern and western elevations in terms of glare impacts.	Glazing is minimised in the proposal – reflecting its use as a self-storage unit facility.	No.
2.8	**Visual and Acoustic Privacy**	Visual privacy to be provided by separation or screening.	Given the use – visual privacy is not considered a substantive matter. There is limited glazing incorporated in the design.	Yes.
2.10	**Solar Access**	Min. 3 hours solar access maintained to habitable rooms and POS of adjoining development.	Limits development potential for south-adjoining lot due to overshadowing impacts.	N/A
2.11	**Stormwater, Sewerage and Drainage**	Site to be adequately serviced by stormwater, sewerage and drainage in accordance with Council's Stormwater Management Code.	Stormwater assessed to comply with Council's Stormwater Management Code.	Yes
2.12	**Disabled Access**	One main entrance barrier free and	Barrier free access to and from the main entrance.	Yes

Section	Development Control	Required	Proposed	Compliance
		accessible.		
2.13	**Vehicle Access and Parking**	Accessible parking provided.	To satisfy BCA	Yes
		Car parking provision must comply with part I of Strathfield Consolidated Development Control Plan 2005 – Provision of Off-Street Parking Facilities.	Council's Traffic Manager confirmed issues.	No
2.14	**Site Facilities and Services**	Comply with driveway ramp gradient and dimension requirements.	No issues identified.	Yes

PART H – Waste Management (SCDCP 2005)

In accordance with Part H of Strathfield CDCP 2005, a waste management plan was submitted with the application. The plan details measure for waste during demolition and construction, and the on-going waste generated by the development during its use. It is considered that this plan adequately addresses Part H and considered satisfactory.

4.15 (1)(a)(iiia) any planning agreement or draft planning agreement

No planning agreement has been entered into under Section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15 (1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard *AS2601–1991: The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii), however, it does involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

All likely impacts on the natural and built environment as well as social and economic impacts, have been addressed elsewhere in this report. Impacts relating to site isolation, limiting

development potential of the remaining allotment forming Key Site 93, streetscape, visual amenity and traffic impacts are considered unacceptable and unreasonable.

4.15 (1)(c) the suitability of the site for the development

The proposed development is not considered to be suitable to the site due to the issues and impacts relating to its design and poor response to the site's constraints and context. The proposed development fails to demonstrate general compliance with the relevant considerations and provisions under Council policy. It is evident that the site is not suitable for the proposed development.

4.15 (1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Council's CPP from 27 January to 15 February 2021. No submissions were received during this time.

4.15 (1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is considered to be contrary to the public interest.

SECTION 7.11 CONTRIBUTIONS

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).

Given that the application is recommended for refusal, no contributions will be imposed. If the application is supported, conditions reflecting the correct amount of contributions can be imposed accordingly.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the *Environmental Planning and Assessment Act 1979*, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and is considered to unsatisfactory for approval.

Signed: Miguel Rivera
Senior Planner

PEER REVIEW

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

Signed: George Andonoski
Specialist Strategic Planner

RECOMMENDATION

In consideration of the written request made by the applicant pursuant to Clause 4.6 of the Strathfield Local Environmental Plan 2012, the consent authority is not satisfied that compliance with the development standard contained in Clause 4.4 – Floor Space Ratio of the SLEP 2012 is well founded. The consent authority has identified that there are no sufficient environmental planning grounds to justify contravening the development standard.

That Development Application No. DA2020/240 for consolidation of three (3) allotments into two (2) allotments and alterations and additions to the existing storage premises including office and storage space at 2-4 Parramatta Road, Homebush be **REFUSED**, given the following reasons:

1. Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the relevant environmental planning instruments in terms of the following:

    a) The proposal fails to satisfy the objectives of Clause 1.2(a) of the Strathfield Local Environmental Plan 2012 which seeks to achieve a high quality urban form. The proposal is an overdevelopment of the site that is excessive in bulk and scale and fails to demonstrate consistency and compatibility with existing and future desired development in the vicinity. A resultant urban form that is not contextually appropriate and not site responsive is achieved, as a consequence.
    b) The proposal fails to satisfy the objectives of Clause 1.2(b) of the Strathfield Local Environmental Plan 2012 which seeks to promote an efficient and spatial use of land. The proposal is an overdevelopment and is a poorly balanced design outcome. The isolation and restriction of redevelopment of the remaining key site is a critical consideration with regard to satisfying this aim.
    c) The proposal fails to satisfy the objectives of Clause 1.2(b) of the Strathfield Local Environmental Plan 2012 which seeks to integrate transport and land use planning. The proposed vehicular access and parking are not designed appropriately and are not supported.
    d) The proposal fails to satisfy the aim/s of the R4 – High Density Residential zone as it fails to facilitate housing to meet the needs of the community.
    e) The proposal fails to satisfy the aim/s of the B4 – Mixed Use zone as it is unable to provide compatible land uses.
    f) The proposal fails to comply with the maximum building height provision under Clause 4.3 and the relevant objectives of this standard.
    g) The proposal fails to comply with the maximum FSR provision under Clause 4.5 and the relevant objectives of this standard.
    h) The application fails to provide sufficient information in order for the consent authority to consider the variation under Clause 4.3 – in accordance with Clause 4.6. A written request was not provided by the applicant to vary this development standard. In this regard, development consent cannot be granted as the consent authority was unable to consider a written request from the applicant that seeks to justify the contravention of this development standard.
    i) The application fails to provide sufficient planning grounds to satisfy Clause 4.6(4) to the extent that the proposed variation under Clause 4.4 can be considered

acceptable and supportable.

j) The application fails to achieve the provisions under Clause 5.3 as the proposal fails to meet key zone objectives.

k) The proposal fails to achieve the provisions under Clause 6.9 as it fails to provide a balanced and appropriately designed planning outcome that encourages commercial and residential uses.

2. Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development is likely to have an adverse impact on the following aspects of the environment:

   - Streetscape impacts.
   - Visual amenity impacts.
   - Site isolation and restriction of development potential.

3. Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, the site is not considered suitable for the proposed development for the following reasons:

   - Lack of spatial distribution and excessive bulk and scale that presents poorly to public domain and adjoining properties.
   - Poorly balanced development outcome that will create an undesirable precedence and have unacceptable impacts.

4. Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not considered to be in the public interest and is likely to set an undesirable precedent. The proposal involving a significant expansion and intensification of a prohibited land use, fails to address substantive issues and numerous variations and non-compliant matters that are unacceptable and fail to demonstrate merit.

[redacted]

ATTACHMENTS

1. Site map
2. Clause 4.6 written request
3. Architectural Plans - cover sheet
4. Demolition Plan
5. Elevations and Sections
6. Floor Plans
7. Landscape Plan
8. Photomontages
9. Residential Concept 1
10. Residential Concept 2
11. Roof Plan
12. Schedule of Colours and Finishes
13. Shadow Diagrams
14. Signage Elevations
15. Site Analysis Plan
16. Site Plan
17. Subdivision Plan
18. Truck Paths

DA2020/240 - 2-4 Parramatta Road, Homebush
- Lots A and B DP 171468 and Lot 1 DP 124584 (Cont'd)

19. Heritage Impact Statement
20. Stormwater Plans
21. Traffic and Parking Assessment
22. Waste Management Plan
23. Arboricultural Assessment

Notification Map

No submissions received.

Extent of Notification

Subject Development Site

Submissions

Location Map

Note: Maps are not to scale

Turnbull
PLANNING INTERNATIONAL PTY LTD

TOWN PLANNERS
Suite 2301, Quattro Building 2
Level 3, 4 Daydream Street
WARRIEWOOD NSW 2102
P > 02 9979 4922
F > 02 9979 4811
E > info@turnbullplanning.com.au
W > www.turnbullplanning.com.au
ABN 12 061 186 409

8 December 2020

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

The General Manager
Strathfield Council
PO Box 120
STRATHFIELD NSW 2135

Dear General Manager

CLAUSE 4.6 VARIATION REQUEST
STRATHFIELD LOCAL ENVIRONMENT PLAN 2012

BOUNDARY READJUSTMENT AND ALTERATIONS AND ADDITIONS TO EXISTING STORAGE FACILITY

PROPERTY: 2-4 PARRAMATTA ROAD HOMEBUSH

We act for Kennards Self Storage in connection with a development application lodged with Council (the 'development application') seeking development consent for the following development (jointly and severally, the 'proposed development' or 'proposal'):

- a boundary re-adjustment of the land known as Nos 2-4 Parramatta Road, Homebush (the 'site' or 'property'), so as to amalgamate 3 lots into 2 lots, with a view to the future southern adjoining allotment being in due course made the subject of a *separate* application for development consent to the erection of a proposed future residential flat building; and

- the carrying out of certain alterations and additions to the buildings on the site, so as to expand the self-storage business conducted on the site by providing additional storage space and office space.

This present document is a written variation request submitted under clause 4.6 of *Strathfield Local Environmental Plan 2012* ('SLEP') in connection with the development application.

1.0 INTRODUCTION

1.1 The site

The site comprises 3 separate lots, legally described as follows: Lot A in Deposited Plan 171468; Lot B in Deposited Plan 171468; and Lot 1 in Deposited plan 124584.

The total area of all 3 lots is 9084sqm. Columbia Lane provides access to the site off Parramatta Road. The site is located in close proximity to the Western Motorway and, as such, is well-connected to Greater Western Sydney. The site's key location on Parramatta Road enables great access to local facilities and services. The site's key location on Parramatta Road makes it a key contributor to the continued growth expected to occur along the Parramatta Road Corridor.

1.2 The zoning of the site

Under SLEP, the site is zoned Part R4 'High Density Residential' and Part B4 'Mixed Use'. The proposed development (other than the boundary re-adjustment) involves the carrying out of certain works in the front half of the site which for the most part is zoned B4 'Mixed Use'.

1.3 The permissibility of the proposed development

The proposed development (other than the boundary re-adjustment) involves the carrying out of certain works in the front half of the site which for the most part is zoned B4 'Mixed Use'. Be that as it may, 'storage premises' is a purpose that is nominately prohibited in both the R4 'High Density Residential' zone and the B4 'Mixed Use' zone.

Despite the prohibited nature of the proposed development, an existing use (which, we respectfully submit, is the case here) that has not been abandoned may be continued and, except as otherwise provided by the legislation, be enlarged, expanded or intensified, altered or extended, rebuilt, or changed to another use, but only if that other use is a use that may be carried out with or without development consent (for more information on the existing use, please refer to the statement of environmental effects prepared by our firm and lodged with the development application).

Clause 4.4 ('Floor space ratio') of SLEP is a principal development standard of SLEP. The clause, which controls floor space ratio, is to be read in conjunction with certain other clauses including clauses 4.4A, 4.4B and 4.4C of SLEP.

The objectives of clause 4.4 of SLEP are as follows (refer clause 4.4(1)):

(a) to ensure that dwellings are in keeping with the built form character of the local area,

(b) to provide consistency in the bulk and scale of new dwellings in residential areas,

(c) to minimise the impact of new development on the amenity of adjoining properties,

(d) to minimise the development on heritage conservation areas and heritage items,

(e) in relation to Strathfield Town Centre,

  (i) to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and

  (ii) to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-orientated development,

(f) in relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the corridor.

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the SLEP *Floor Space Ratio Map* (refer clause 4.4(2), SLEP).

The site is identified as being within Area S2 on the SLEP *Floor Space Ratio Map* [Sheet FSR_004]. Area SA dictates a maximum floor space ratio of 1.65:1. However, the site is also identified as being within Area 1 on the SLEP *Floor Space Ratio Map* and part of Key Site 93 as shown on, relevantly, the SLEP *Key Sites Map* [Sheet KYS tile 004].

Clause 4.4A ('Exceptions to floor space ratio (Parramatta Road Corridor)') of SLEP relevantly provides that, despite clause 4.4, the floor space ratio of a building on land in 'Area 1' identified on the SLEP7 *Floor Space Ratio Map* that comprises a key site shown in Column 1 of the Table to the clause and is identified as a key site on the SLEP *Key Sites Map* is not to exceed the floor space ratio shown opposite in Column 2. What this means is that a maximum floor space ratio of **2.7:1** applies to the site by virtue of clause 4.4A of SLEP.

The proposed development will have a floor space ratio of 3.11:1.

2.0 REQUEST TO VARY FLOOR SPACE RATIO DEVELOPMENT STANDARD

This variation request under clause 4.6 of *Strathfield Local Environmental Plan 2012* has been prepared by Turnbull Planning International Pty Limited on behalf of our client.

The development standard sought to be varied is the floor space ratio control contained in, relevantly, clause 4.4A (read in conjunction with clause 4.4) of SLEP.

The variation request has been prepared in connection with, and in support of, the development application and is to be read in conjunction with the statement of environmental effects ('SEE') prepared by our firm and submitted to Council in support of, and to inform, the development application. The SEE and supplements to the SEE deals with the impacts of the development proposal in detail, indicates measures to mitigate those impacts, and provides full details relating to the relevantly applicable statutory planning regime and compliance with the relevant planning controls and objectives.

Clause 4.6 of SLEP allows Council to grant consent for development even though the development contravenes a development standard imposed by the LEP. The clause aims to provide an appropriate degree of flexibility in applying certain development standards to achieve better outcomes for and from development. However, as Preston CJ pointed out in *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118* at [13]:

> The permissive power in cl 4.6(2) to grant development consent for a development that contravenes the development standard is, however, subject to conditions. Clause 4.6(4) establishes preconditions that must be satisfied before a consent authority can exercise the power to grant development consent for development that contravenes a development standard.

The consent authority's satisfaction as to those matters in respect of which it needs to be satisfied must be informed by the objective of providing flexibility in the application of the relevant control to achieve better outcomes for and from the development in question.

The Land and Environment Court of New South Wales has also provided judicial interpretation and clarification of the matters to be addressed in relation to variations to developments standards lodged under State

Environmental Planning Policy 1 – Development Standards (SEPP 1) through the judgment of Justice Lloyd in *Winten Property Group Ltd v North Sydney Council* [2001] 130 LGERA 79 at 89 ('*Winten*').

The *Winten* test was later rephrased by Chief Justice Preston, in the decision of *Wehbe v Pittwater Council* [2007] NSW LEC 827 ('*Wehbe*'). These tests and considerations can also be applied to the assessment of variations under clause 4.6 of the LEP and other standard LEP instruments. Accordingly, this clause 4.6 variation request is set out using the relevant principles established by the Court.

In 2015, the NSW Court of Appeal in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWCA 248 had some very important things to say about the use and construction of clause 4.6. That case, and some others, are discussed in section 5.2 of this document.

3.0 THE DEVELOPMENT STANDARD SOUGHT TO BE VARIED

Clause 4.4 ('Floor space ratio') of SLEP, read in conjunction with certain other clauses of the plan including, relevantly, clauses 4.4A ('Exceptions to floor space ratio (Parramatta Road Corridor)'), regulates floor space ratio.

Clause 4.4A of SLEP relevantly provides that, despite clause 4.4, the floor space ratio of a building on the site is not to exceed, relevantly, a floor space ratio of 2.7:1.

As already mentioned, the proposed development will have a floor space ratio of 3.11:1—a departure of 0.41 or 15.2% from the standard contained in clause 4.4A pf SLEP. In this matter, the site area is 5414 sqm and the proposed GFA is 16862 sqm.

Despite the non-compliance, we are of the opinion, for the reasons and on the grounds set out in this written request, that the proposed development will not be inconsistent with the objectives of the floor space ratio development standard (refer clause 4.4(1), SLEP).

We submit that this written request justifies the non-compliance with the relevantly applicable development standard by demonstrating, firstly, that compliance with the standard is unreasonable or unnecessary in the circumstances of the case and, secondly, that there are sufficient environmental planning grounds to justify contravening the standard.

Additionally, the proposed development will be in the public interest because it is consistent with such of the objectives of the development standard as are

of relevance to the subject-matter of the development application and the objectives for development within the R4 'High Density Residential' and the B4 'Mixed Use' zone(s) in which the development is proposed to be carried out.

4.0 THE DEFINITION OF 'DEVELOPMENT STANDARDS'

The expression 'development standard' is defined under section 1.4(1) of the *Environmental Planning and Assessment Act 1979* (NSW) ('EPAA') as follows:

> **development standards** means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of:
> ...
> (b) the **proportion or percentage of the area of a site** which a building or work may occupy,
> ... ...
> (d) the **cubic content or floor space** of a building,
> *[Emphasis added]*

The floor space ratio development standard specified in clause 4.4A (read in conjunction with clause 4.4) of SLEP is clearly, demonstrably and unambiguously a 'development standard', being a provision of an environmental planning instrument (viz SLEP) in relation to the carrying out of development, being a provision by which a requirement is specified in respect of an aspect of that development, the *aspect* of the development being the 'floor space ratio' of a building (refer paragraphs (b) and (d) of the definition of 'development standards') on the land upon which the development is proposed to be carried out.

An essential condition of the definition of development standard is that the requirements specified or standards fixed in respect of any aspect of the development must be requirements or standards which, *ex hypothesi*, are *external* to the aspect(s) of that development: see *Woollahra Municipal Council v Carr* (1985) 62 LGRA 263 at 269-270 per McHugh JA. That is demonstrably the case here.

5.0 JUSTIFICATION FOR NON-COMPLIANCE

Clause 4.6(3)-(5) of SLEP set out the matters to be satisfied as respects any clause 4.6 written request. Those matters will now be considered and discussed, in light of the relevantly applicable case law.

5.1 Clause 4.6 of SLEP and applicable case law

Clause 4.6 of SLEP is as follows:

4.6 Exceptions to development standards

(1) The objectives of this clause are as follows—

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless—

(a) the consent authority is satisfied that—

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Planning Secretary has been obtained.

(5) In deciding whether to grant concurrence, the Planning Secretary must consider—

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3

Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

Note. When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E3 Environmental Management or Zone E4 Environmental Living.

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following—

(a) a development standard for complying development,
(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
(c) clause 5.4,
(ca) clause 7.1.

Assistance on the approach to justifying a contravention to a development standard is also to be taken from the applicable decisions of the Land and Environment Court and the NSW Court of Appeal in *Wehbe, Four2Five, Initial Action* and the other judicial authorities referred to and discussed in this document.

The relevant matters contained in clause 4.6 of SLEP, with respect to the development standard contained in clause 4.4A (read in conjunction with clause 4.4) of SLEP, are each addressed below, in light of the abovementioned Court decisions.

5.2 Relevant case law on clause 4.6

Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248

This landmark decision of the NSW Court of Appeal was an appeal from a decision of a judge of the NSW Land and Environment Court's decision, the latter having been an appeal from a commissioner of that Court.

The case upheld Commissioner Pearson's original decision in regard to clause 4.6 but the Court of Appeal interpreted the approach taken by the

commissioner differently to that of Pain J in the land and Environment Court. In doing so, the decision largely confined Commissioner Pearson's decision to the particular facts of that case and the particular exercise of discretion by the Commissioner.

In the original decision Commissioner Pearson had refused the request to vary the standard, principally on the basis that:

- the claimed additional housing and employment opportunities arising from the proposal were not sufficient environmental planning grounds as required by clause 4.6(3)(b) because they were *not particular to the site*; and

- the obligation on the applicant to demonstrate that *compliance with the standard was unreasonable or unnecessary* had to be fulfilled separately (i.e in addition to) to the obligation to demonstrate that the proposed was consistency with the objectives of the standard, which Four2Five had failed to do.

Four2Five then appealed the commissioner's decision to a judge of the Land and Environment Court (Pain J), essentially arguing that the commissioner set the bar for a well-founded clause 4.6 variation request too high. However, Pain J dismissed Four2Five's appeal and endorsed the commissioner's approach to clause 4.6.

On the first ground of appeal, Pain J held that the commissioner had a broad discretion under clause 4.6(4)(a)(i) and that there was no specific limitation on that discretion. The commissioner was entitled to require the variation request to identify circumstances particular to the site.

On the second ground of appeal, Pain J held that commissioner was correct in requiring the variation request to demonstrate consistency with the objectives of the standard *in addition to* consistency with the objectives of the standard and zone.

The matter then went on appeal to the NSW Court of Appeal.

Firstly, Leeming JA in the Court of Appeal:

- did not agree that the commissioner's decision in *Four2Five* proceeded on the basis that establishing that compliance with a standard is *'unreasonable or unnecessary'* in clause 4.6(3)(a) must necessarily exclude consideration of consistency with the objectives of the

development standard and the objectives for development in the zone; and

- considered that Commissioner Pearson's decision was that *'consistency with objectives remained relevant, but not exclusively so'* (at [16]).

Secondly, while Leeming JA found no error in the approach taken by the Commissioner in relation to her dissatisfaction with the environmental planning grounds relied upon, that was a matter for the Commissioner *on the facts of the particular case and not a general principle*. Leeming JA said (at [16]):

> It is sufficient to state that no error, and certainly no error of law, is disclosed … It is clear that the Commissioner approached the question of power posed by subclause [4.6](3)(b) on the basis that merely pointing to the benefits from additional housing and employment opportunities delivered by the development was not sufficient to constitute environmental planning grounds to justify contravening the development standards in this case …

The case of *Four2Five* makes it clear that the environmental planning grounds advanced in a clause 4.6 written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole. In addition, the written request must demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard so as to enable the consent authority to be satisfied under cl 4.6(4)(a)(i) that the written request has adequately addressed this matter.

Moskovich v Waverley Council [2016] NSWLEC 1015

In *Moskovich* a commissioner of the Land and Environment Court applied the Court of Appeal's approach in *Four2Five*, apparently confirming a greater flexibility as respects the availability and use of the facility afforded by clause 4.6.

The case concerned an application to demolish two existing residential flat buildings and construct a single residential flat building on a site within zone R3 Medium Density Residential under *Waverley Local Environmental Plan 2012*.

The application sought to vary the floor space ratio applying to the site. Moskovich submitted that compliance with the floor space ratio standard was unreasonable and unnecessary because the design achieved the objectives of the standard and the R3 zone, in a way that addressed the particular

circumstances of the site and resulted in a better streetscape and internal and external amenity outcome than a complying development. Moskovich further submitted that there were 'sufficient environmental planning grounds' to justify the contravention because the proposal would replace two aging poorly designed residential flat buildings with a high quality residential flat building with exceptional internal and external amenity outcomes.

The Court approved the application and in doing so agreed with Moskovich's justification for the floor space ratio variation. Consistent with the decision in *Four2Five* the Court agreed that the public interest test (in cl 4.6(4)(a)(ii)) is different to the 'unreasonable or unnecessary in the circumstances of the case' test (in cl 4.6(3)(a)). The Court said that 'the latter, being more onerous, would require additional considerations such as the matters outlined by Preston CJ in *Wehbe* at [70-76]'. The Court found that additional reasons applied in this case.

In *Moskovich* the Court adopted the high threshold endorsed by the Court in *Four2Five* and found that Moskovich's variation request met that standard.

Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7

Micaul is a decision of the Chief Judge of the Land and Environment Court in an appeal against a decision of Commissioner Morris to uphold a request under clause 4.6 of the *Randwick Local Environmental Plan 2012* to vary development standards relating to both the height and floor space ratio of a building.

The council claimed that the commissioner failed to be satisfied about the requirements in clause 4.6(4), or alternatively failed to give adequate reasons. The council also claimed that the commissioner failed to consider a requirement of a development control plan. Essentially, the council argued that the commissioner set the bar too low for the clause 4.6 variation request.

The Court dismissed the appeal and in doing so endorsed the commissioner's approach to clause 4.6. The Court held that the commissioner had set out the correct tests under clause 4.6 and expressly stated in the judgement that she was satisfied the proposal satisfied those tests.

The degree of satisfaction required under clause 4.6(4) was essentially a matter for the commissioner. The Chief Judge observed in his judgement at [39] that clause 4.6(4) of the *Standard Instrument Local Environmental Plan* does not require the consent authority to be satisfied directly that compliance with *each* development standard is unreasonable or unnecessary in the

circumstances of the case, but only indirectly by being satisfied that the applicant's written request has adequately addressed those matters.

The Court's decision in *Micaul* lessens the force of the Court's earlier judgement in *Four2Five* that a variation request must demonstrate consistency with the objectives of the standard in addition to consistency with the objectives of the standard and zone.

The decision in *Micaul* is an example of administrative discretion at work. The principal circumstances that Commissioner Morris found to justify the variation to height and floor space ratio was the location of the site at the low point of the locality, its proximity to larger residential flat buildings that would not comply with the building height development standard and its flood affectation. Presumably, this was not the only site in the locality having those characteristics, and yet the commissioner was satisfied that the variation was justified. This is by no means a criticism of the commissioner's reasons, but an example of how the satisfaction threshold may vary from one decision maker to another.

Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118

In this case, Preston CJ discussed at some length and elaborated upon the various tasks involved in making a clause 4.6 written request:

1. The first precondition, in cl 4.6(4)(a), is that the consent authority, or the Court on appeal exercising the functions of the consent authority, must form two positive opinions of satisfaction under cl 4.6(4)(a)(i) and (ii): see *Initial Action* at [14].

2. Each opinion of satisfaction of the consent authority, or the Court on appeal, as to the matters in cl 4.6(4)(a) is a jurisdictional fact of a special kind: see *Initial Action* at [14].

3. The formation of the opinions of satisfaction as to the matters in cl 4.6(4)(a) enlivens the power of the consent authority to grant development consent for development that contravenes the development standard: see *Initial Action* at [14].

4. The first opinion of satisfaction, in cl 4.6(4)(a)(i), is that the applicant's written request seeking to justify the contravention of the development standard has adequately addressed the matters required to be demonstrated by cl 4.6(3). These matters are twofold:

a. first, that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (refer cl 4.6(3)(a)); and

b. secondly, that there are sufficient environmental planning grounds to justify contravening the development standard (refer cl 4.6(3)(b)).

The written request needs to demonstrate both of these matters. See *Initial Action* at [15].

5. As to the second matter required by cl 4.6(3)(b), the grounds relied on by the applicant in the written request under cl 4.6 must be 'environmental planning grounds' by their nature.

   The adjectival phrase 'environmental planning' is not defined, but refers to grounds that relate to the subject matter, scope and purpose of the EPAA, including the objects in section 1.3 of the EPAA.

   The environmental planning grounds relied on in the written request under cl 4.6 must be 'sufficient'. There are two respects in which the written request needs to be 'sufficient':

   a. first, the environmental planning grounds advanced in the written request must be sufficient 'to justify contravening the development standard'. The focus of cl 4.6(3)(b) is on the aspect or element of the development that contravenes the development standard, not on the development as a whole, and why that contravention is justified on environmental planning grounds. The environmental planning grounds advanced in the written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole.

   b. secondly, the written request must demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard so as to enable the consent authority to be satisfied under cl 4.6(4)(a)(i) that the written request has adequately addressed this matter.

   See *Initial Action* at [23]-[24].

6. The consent authority, or the Court on appeal, must form the positive opinion of satisfaction that the applicant's written request has

adequately addressed both of the matters required to be demonstrated by cl 4.6(3)(a) and (b). In that regard:

a. The consent authority, or the Court on appeal, does not have to directly form the opinion of satisfaction regarding the matters in cl 4.6(3)(a) and (b), but only indirectly form the opinion of satisfaction that the applicant's written request has adequately addressed the matters required to be demonstrated by cl 4.6(3)(a) and (b).

b. The applicant bears the onus to demonstrate that the matters in cl 4.6(3)(a) and (b) have been adequately addressed in the applicant's written request in order to enable the consent authority, or the Court on appeal, to form the requisite opinion of satisfaction.

See *Initial Action* at [25].

7. The second opinion of satisfaction, in cl 4.6(4)(a)(ii), is that the proposed development will be in the public interest because it is consistent with the objectives of the particular development standard that is contravened and the objectives for development for the zone in which the development is proposed to be carried out.

   The second opinion of satisfaction under cl 4.6(4)(a)(ii) differs from the first opinion of satisfaction under cl 4.6(4)(a)(i) in that the consent authority, or the Court on appeal, must be directly satisfied about the matter in cl 4.6(4)(a)(ii), not indirectly satisfied that the applicant's written request has adequately addressed the matter in cl 4.6(4)(a)(ii). See *Initial Action* at [26].

8. The matter in cl 4.6(4)(a)(ii), with which the consent authority or the Court on appeal must be satisfied, is not merely that the proposed development will be in the public interest but that it will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development of the zone in which the development is proposed to be carried out.

   It is the proposed development's consistency with the objectives of the development standard and the objectives of the zone that make the proposed development in the public interest.

   If the proposed development is inconsistent with either the objectives of the development standard or the objectives of the zone or both, the

consent authority, or the Court on appeal, cannot be satisfied that the development will be in the public interest for the purposes of cl 4.6(4)(a)(ii).

See *Initial Action* at [27].

The approach of Preston CJ in *Initial Action* has been followed in subsequent Class 1 merit appeals where the question of whether or not a cl 4.6 request should be granted has needed to be determined. It has been endorsed by the decision of the NSW Court of Appeal in *RebelMH Neutral Bay Pty Limited v North Sydney Council* [2019] NSWCA 130.

Huajun Investments Pty Ltd v City of Canada Bay Council (No 3) [2019] NSWLEC 42

In this Class 1 appeal, in which consent was sought to erect a residential flat building, Moore J was called upon to consider a clause 4.6 written request in circumstances where it was also necessary, as a matter of jurisdictional fact, for the proposed development to satisfy certain other tests in, relevantly, clause 101 of *State Environmental Planning Policy (Infrastructure) 2007*.

In the matter before his Honour, the proposed development failed to satisfy those other jurisdictional tests and also lacked merit for approval on unrelated grounds, quite irrespective of the substance of the clause 4.6 written request. In any event, the written request was found to be deficient as well in that the request did not demonstrate that the proposed development satisfied the first of the objectives for the height of buildings development standard and was therefore to be refused on that basis.

In terms of merit assessment of the proposed development, even if jurisdiction existed to permit merit assessment of the proposed development, the proposed development was unacceptable.

Moore J quoted extensively from the judgment of Preston CJ in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118. (See above.)

5.3 Clause 4.6(3)(a): Compliance with the development standard unreasonable or unnecessary in the circumstances

Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating that compliance with the

development standard is unreasonable or unnecessary in the circumstances of the case: see cl 4.6(3)(a), SLEP.

In *Wehbe* Preston CJ of the Land and Environment Court provided relevant assistance by identifying five traditional ways in which a variation to a development standard had been shown as unreasonable or unnecessary. However, it was not suggested that the types of ways were a closed class.

While *Wehbe* related to objections made pursuant to *State Environmental Planning Policy No 1—Development Standards* ('SEPP 1'), the analysis can be of assistance to variations made under clause 4.6 where subclause 4.6(3)(a) uses the same language as clause 6 of SEPP 1 and this was accepted by the Court in the *Four2Five* case.

As the language used in clause 4.6(3)(a) of SLEP is essentially the same as the language used in clause 6 of SEPP 1, the principles contained in *Wehbe* are of assistance to this clause 4.6 variation request.

The five ways (or probably more correctly methods) outlined in *Wehbe* are as follows:

1. The objectives of the standard are achieved notwithstanding non-compliance with the standard.

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary.

3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable.

4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.

5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.

It is important to emphasise that *Wehbe* makes it unambiguously clear that an objection submitted – in this case, the present clause 4.6 written request

– does not necessarily need to satisfy all of the tests referred to above. It is a common misconception that all five ways or methods must be satisfied. That is not the case at all. One way will suffice.

Of particular assistance in this matter, in establishing that compliance with a development standard is unreasonable or unnecessary, is the first method, namely, that the objectives of the standard are still achieved notwithstanding non-compliance with the standard. That is the method used in this request.

In accordance with the provisions of clause 4.6 of SLEP and the decision in *Wehbe*, this written request demonstrates that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, that there are sufficient environmental planning grounds to justify contravening the development standard, and that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

5.3.1 The underlying objectives or purposes of the development standard

Clause 4.4(1) of SLEP is as follows:

(1) The objectives of this clause are as follows—
- (a) to ensure that dwellings are in keeping with the built form character of the local area,
- (b) to provide consistency in the bulk and scale of new dwellings in residential areas,
- (c) to minimise the impact of new development on the amenity of adjoining properties,
- (d) to minimise the impact of development on heritage conservation areas and heritage items,
- (e) in relation to Strathfield Town Centre—
  - (i) to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and
  - (ii) to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-orientated development,
- (f) in relation to Parramatta Road Corridor—to encourage a sustainable consolidation pattern that optimises floor space capacity in the corridor.

5.3.2 The objectives of the development standard are achieved notwithstanding non-compliance

The objectives specified in clause 4.4(1) of SLEP will be addressed *seriatim* to the extent to which they are relevant to the proposed development.

Objective 4.4(1)(a)

This objective seeks to ensure that dwellings are in keeping with the built form character of the local area.

Comment:

This objective is inapplicable to the proposed development.

Objective 4.3(1)(b)

This objective seeks to provide consistency in the bulk and scale of new dwellings in residential areas.

Comment:

This objective is inapplicable to the proposed development.

Objective 4.4(1)(c)

This objective seeks to minimise the impact of new development on the amenity of adjoining properties.

Comment:

The development, for the most part, is an existing development. Insofar as the proposed alterations and additions are concerned, the height, scale, bulk, character and external detailing of the proposed development is unlikely to adversely affect the amenity of any existing residential or other development nearby in terms of overshadowing, privacy, excess noise, loss of views or otherwise.

In particular, the development will not have any material impact on adjoining allotments including but not limited to Nos 7-11 Columbia Lane (refer DA2019/143), and will not, in terms of impacts such as visual amenity, solar access, site coverage, building separation, quality of deep soil landscaping, communal open space areas, vehicular and pedestrian access or otherwise, unsatisfactorily impinge on the development

potential of the future southern adjoining allotment (being the site of the proposed future residential flat building).

The proposal has been designed to ensure that the impacts generated by the floor space ratio increase are mitigated. Design solutions such as the location of the building, it bulk and orientation assist in mitigating the visual impacts generated through the exceedance. Landscaping features are also implemented at the south-eastern boundary to assist screening the proposed development from the streetscape and from adjoining elevated roadways. The below photo montage (p 5), prepared by MCHP Architects, demonstrates the way the design and footprint location mitigate the FSR exceedance.

Objective 4.4(1)(d)

This objective seeks to minimise the impact of development on heritage conservation areas and heritage items.

Comment:

The site is in close proximity to two heritage item known as 'Railway bridge with Arnott's sign over road' and 'Railway Viaduct over Powell's Creek' items (I29 & I34) (refer Part 1 ('Heritage items') of Schedule 5 ('Environmental heritage'), SLEP).

A heritage impact statement accompanies the development application and considers the impact of the scheme as regards the significance of the heritage item.

The author of the heritage impact statement concludes that the proposed development will not have any appreciable impact on the heritage item, for the following reasons (refer to page 4 of the HIA):

- As there is no significant and historic views to the Railway Viaduct over Powell's Creek from the subject site, the proposed development is considered to be acceptable, having no adverse impact on this heritage listed item (I34) which is located at the southern end of the allotment.
- Views to Railway bridge Arnott's sign over road are currently extensively impacted by high rise residential buildings in the area.
- The proposed development is set well back from Parramatta Road, thus would not obscure views to Railway bridge Arnott's sign over road on both sides of the bridge.
- The proposed development will have no physical intervention into any site features contained within the heritage items in the vicinity of the site.

The below image from MCHP Architect's photo montage (p2), shows the negligible impact of the proposed alterations and additions as regards the 'Arnott's Bridge'.

The proposal fulfills the objective of 4.4(1)(d) in that it minimises the development's impact on surrounding heritage items.

Objective 4.4(1)(e)

This objective seeks, in relation to Strathfield Town Centre—

(i) to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and
(ii) to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-orientated development.

Comment:

This objective is inapplicable to the proposed development.

Objective 4.4(1)(f)

This objective seeks, in relation to Parramatta Road Corridor, to encourage a sustainable consolidation pattern that optimises floor space capacity in the corridor.

Comment:

The preponderance of the built form and development on the site is pre-existing. Be that as it may, the proposed development will not militate against, and indeed will help to promote, the creation of a sustainable consolidation pattern that optimises floor space capacity in the corridor.

In providing additional storage areas to residents of a largely high density residential locality, the proposed development will improve amenity, liveability and may encourage residents optimise the use of their homes.

5.3.3 Consistency with the aims of SLEP

In *Schaffer Corporation v Hawkesbury City Council* (1992) 77 LGRA 21 at 27 Pearlman CJ expressed the following opinion as respects the meaning of the word 'consistent':

> The guiding principle, then, is that a development will be generally consistent with the objectives, if it is not antipathetic to them. It is not necessary to show that the development promotes or is ancillary to those objectives, nor event that it is compatible.

Compliance with the relevantly applicable floor space ratio development standard is also considered to be unreasonable in these circumstances given that the proposed development supports the achievement of a number of the aims of SLEP.

SLEP aims to make local environmental planning provisions for land in the local government area of Strathfield in accordance with the relevant standard environmental planning instrument under section 3.20 of the EPAA: see clause 1.2(1), SLEP. The particular aims of this Plan are as follows (refer clause 1.2(2), SLEP):

(a) to achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield,
(b) to promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development,

(c) to promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community,
(d) to provide opportunities for economic growth that will enhance the local community,
(e) to promote future development that integrates land use and transport planning, encourages public transport use, and reduces the traffic and environmental impacts of private vehicle use,
(f) to identify and protect environmental and cultural heritage,
(g) to promote opportunities for social, cultural and community activities,
(h) to minimise risk to the community by identifying land subject to flooding and restricting incompatible development.

In our opinion, the proposed alterations and additions will assist in the achievement of a high quality urban form by reason of the new development exhibiting design excellence (cf clause 1.2(2)(a), SLEP), will assist in the promotion of the efficient and spatially appropriate use of land, the improved integration of land use and an appropriate mix of uses by regulating land use and development (cf clause 2.2(2)(b), SLEP), will assist in the promotion of employment and service for the local community (cf clause 2.2(2)(c), SLEP), and will assist in the provision of opportunities for economic growth that will enhance the local community (cf clause 2.2(2)(d), SLEP).

In our opinion, the proposed development is consistent with such of the aims of SLEP as are of relevance to the development.

5.4 Clause 4.6(3)(b): Environmental planning grounds justifying non-compliance

As Preston CJ pointed out in the *Initial Action* case, the adjectival phrase 'environmental planning' refers to grounds that relate to the subject matter, scope and purpose of the EPAA, including the objects in section 1.3 of the EPAA. The environmental planning grounds relied on in the written request under cl 4.6 must be 'sufficient' to justify contravening the development standard.

The focus of cl 4.6(3)(b) of SLEP is on the aspect or element of the development that contravenes the development standard, not on the development as a whole, and why that contravention is justified on environmental planning grounds. The environmental planning grounds advanced in the written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole.

In addition, the written request must demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard so as to enable the consent authority to be satisfied under clause 4.6(4)(a)(i) of SLEP that the written request has adequately addressed this matter.

Now, focusing on the aspect or element of the development that contravenes the development standard and why that contravention is justified on environmental planning grounds, we make the following points and observations by way of submission:

1. The departure from the relevantly applicable floor space ratio control in clause 4.4A of SLEP relates to only a **small part of the development**—and, indeed, to the rear part of the existing development which would, as a result of the proposed alterations and additions, have some extra massing.

2. There will be no appreciable environmental or amenity impact caused by the extra massing. For the most part, the extra massing would not be readily discernible from Parramatta Road and the residential buildings to the west and north west.

3. Essentially, the part of the development where the departure is the greatest—that is, the extra massing as a result of the proposed development—comprises an architectural element designed to achieve a sustainable outcome.

4. As respects the addition of the extra massing, the impact on the future southern adjoining allotment to be the site of the proposed future residential flat building will be minimal by reason that the design of the works minimises amenity impacts. This has been achieved through orientation of building bulk and location of the proposed exceedance in the south-eastern corner. This reduces future residential amenity impacts on the rear lot such as overshadowing, a 'feeling of oppression', privacy and other amenity issues, which are satisfactorily maintained and addressed by the design and assisted by a large site area.

5. The proposal provides a compatible building bulk and scale to that of the surrounding developments.

6. The extra massing is in large part the result of the applicant's intention to retain, as part of the proposed development, the existing front half of the site including maintaining the 'saw tooth' facade along Columbia

Lane. The existing development is a sensitive adaptive re-use of the EMI Records manufacturing facility and recording studio formerly located on the site which has some cultural significance as many famous recordings were made at the studio which was used by many Australian musicians and singers of yesteryear. The retention of the 'saw tooth' facade along Columbia Lane is a desirable feature of the proposed development and in large part underlies the decision to locate the extra massing where it is proposed.

7. Minimised impacts on the surrounding heritage items, been; 'Railway bridge with Arnott's sign over road' and 'Railway Viaduct over Powell's Creek'. The application is supported by GBA Heritage's HIA, confirming the negligible impact.

8. A compatible FSR, as recommended from the PRCUTS Homebush sections. Specifically, under 7.9 'Recommended Planning Controls Section. The site, is identified to be 'X' on the map allowing for an FSR of 4:1, whilst the surrounding uses are set at 5:1. The below image from the PRCUTS Guidelines, show the site's location and allowable FSR. The extract below is sourced from the PRCTUS Guidelines (p141).

9. The works assist in rejuvenating the area, as currently it is 'run-down' and in-need of maintenance. Furthermore, with the creation of an R4 residential lot at the rear, additional residential use will be facilitated.

10. The works will contribute positively to the area, creating a unique building view, as the site sits at the entrance of the Parramatta Corridor in Homebush. As such, it contributes positively and creates an interesting and functional space.

On its face, and looked at solely in numerical terms, the departure from, relevantly, the floor space ratio development standard contained in clause 4.4A (read in conjunction with clause 4.4) of SLEP is not insignificant. However, when dealing with numerical non-compliances with development standards, each such non-compliance is a question of fact and degree and each case must be considered based on its own circumstances.

In paragraph 3 of Circular B1 from the former Department of Planning, the Department stated:

> As numerical standards are often a crude reflection of intent, a development which departs from the standard may in some circumstances achieve the underlying purpose of the standard as much as one which complies. In many cases the variation will be numerically small ***in others it may be numerically large***, but nevertheless be consistent with the purpose of the standard. *[Emphasis added]*

We respectfully submit that the words of the Department quoted above are especially relevant to the numerical departures in this case. In this case, the departure from the control contained in clause 4.4A (read in conjunction with clause 4.4) of SLEP could be seen to be 'numerically large' but, in and of itself, that is not a good reason, in planning terms or law, for rejecting a clause 4.6 written request.

Now, there is a common view abroad, namely, that any variation of a development standard greater than 10% cannot be approved under SEPP No 1 or clause 4.6. This view is not generally or ordinarily correct, although it does apply in respect of that category of clause 4.6 variation where subdivision into two or more lots is proposed in certain zones (refer clause 4.6(6) of SLEP).

The '10% opinion' is also said to arise from the then Department of Planning and Infrastructure Circular PS 08-14 of November 2008, in which it was stated that all development applications with SEPP 1 variations [sic] greater than 10% must be determined by full council rather than by the statutory General Manager or staff members. This was a response to the findings of an ICAC investigation into corruption allegations affecting Wollongong City Council. As is clear from a proper reading of the Circular, it mostly affects the process for approval of non-compliant development applications rather than the nature of SEPP No 1 objections that may be agreed to by a council or the Court on appeal.

In considering whether the percentage increase in floor space is minor, regard must be had, not to the amount of the numerical departure itself, but to the amount (i.e. 'portion') of the development that is the subject of the extra massing, and whether that portion is minor.

As mentioned above, the departure from the relevantly applicable floor space ratio control in clause 4.4A of SLEP is evident only from a small part of the development, being the rear part of the existing development which would, as a result of the proposed alterations and additions, have extra massing. Essentially, the part of the development where the floorspace is the greatest—that is, the extra massing as a result of the proposed development—is an architectural element designed to achieve a sustainable outcome.

As aforementioned, the impact on the future residential flat building on the southern allotment is likely to be minimal given orientation and juxtaposition, and concerns regarding overshadowing, a 'feeling of oppression', privacy and general amenity are all able to be addressed and managed appropriately by the current design relative to the future RFB design.

Finally, the extra massing is in large part the result of the applicant's intention to retain, as part of the proposed development, the existing front half of the site including maintaining the 'sawtooth' facade along Columbia Lane.

In all the circumstances, we respectfully submit that, in the context of the overall development, the *portion* of the building the subject of the extra massing is not significant as regards potential amenity impacts. Perhaps more importantly, the extra massing does not impact any nearby building or development and will not impact either the Parramatta Road streetscape or the future southern adjoining allotment.

Accordingly, we respectfully submit that there are sufficient environmental planning grounds to justify contravening the relevantly applicable floor space ratio development standard in this particular instance.

5.5 Clause 4.6(4)(a)(i): Matters required to be addressed by clause 4.6(3)

As Preston CJ made clear in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 at [24], that which is to be tested against the requirements in cl 4.6(4)(a) and (b) is solely that element of the proposed development which exceeds the salient development standard. (See also *Huajun Investments Pty Ltd v City of Canada Bay Council (No 3)* [2019] NSWLEC 42 per Moore J at [154].)

The consent authority is to be satisfied (NOTE: that means 'reasonably satisfied', see *R v Connell; Ex parte Hetton Bellbird Collieries Ltd* (1944) 69 CLR 407) that the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of SLEP, namely, that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (refer clause 4.6(3)(a)), and that there are sufficient environmental planning grounds to justify contravening the development standard (refer clause 4.6(3)(b)).

Comment:

In light of the material contained in sections 5.3 and 5.4 of this written request, we respectfully submit that Council can be reasonably satisfied that the request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of SLEP.

5.6 Clause 4.6(4)(a)(ii): In the public interest because consistent with objectives of the standard and the objectives of the zone

The two aspects of this matter will be addressed *seriatim*.

5.6.1 Consistency with the objectives of the development standard

Please refer to sections 5.3.1 and 5.3.2 of this document.

5.6.2 Consistency with the objectives of the zone

As mentioned above, the proposed development (other than the boundary re-adjustment) involves the carrying out of certain works in the front half of the site which for the most part is zoned B4 'Mixed Use'. Accordingly, that zone will be considered first.

B4 Mixed Use zone

The objectives of the B4 'Mixed Use' zone are as follows (refer land use table, B4 zone, item 1):

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.
- To provide local and regional employment and live and work opportunities.

The objectives will be addressed *seriatim*.

Objective 1

This objective seeks to provide a mixture of compatible land uses.

Comment:

In our opinion, the proposed development is compatible with the uses that are ordinarily conducted in the B4 'Mixed Use' zone, despite and notwithstanding the prohibited nature of the use.

Accordingly, this objective is satisfied.

Objective 2

This objective seeks to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

Comment:

The proposed development will be carried out in an accessible location such as will maximise public transport patronage.

Accordingly, this objective is satisfied.

Objective 3

This objective seeks to facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.

Comment:

The site has strategic locational importance. In that regard, an important locational benefit of the Parramatta Road Corridor Area is access to public transport. The area adjoins the main western railway line and Parramatta Road has been identified as a route for a bus transitway between Strathfield and Parramatta.

Accordingly, this objective is satisfied.

Objective 4

This objective seeks to provide local and regional employment and live and work opportunities.

Comment:

Additional employment opportunities will arise for locals and surrounding businesses, should the proposal be granted consent.

In our opinion, the development proposal is consistent with the B4 'Mixed Use' zone objectives.

R4 High Density Residential zone

This zoning is relevant to the proposed boundary adjustment (that is, the subdivision aspect of the proposed development).

As previously mentioned, the intention of the boundary adjustment is to amalgamate 3 lots into 2 lots, with a view to the future southern adjoining allotment being in due course made the subject of a **separate** application for development consent to the erection of a proposed future residential flat building. However, insofar as the present development application is concerned, **subdivision** *simpliciter* is the relevant component of the proposed development in addition to the proposed alterations and additions.

With that in mind, the objectives of the R4 'High Density Residential' zone are as follows (refer land use table, R4 zone, item 1):

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Now, before considering these zone objectives, it should be kept in mind that, in planning law, although a use must be for a purpose (see *Chamwell v Strathfield Council* [2007] NSWLEC 114; (2007) 151 LGERA 400), it has been recently held that subdivision does not involve any use of land, that a use must provide the foundation for which the purpose of a development is proposed to be effected, and that in the absence of a use there can be no

purpose: see *Williams v Shellharbour City Council* [2020] NSWLEC 3 per Moore J. Thus, subdivision *simpliciter* has been held to be not for a purpose. That needs to be kept in mind when considering the applicability of the R4 zone objectives.

The objectives will be addressed *seriatim*.

Objective 1

This objective seeks to provide for the housing needs of the community within a high density residential environment.

Comment:

The subdivision, legally speaking, is not for a purpose *per se*. However, what is proposed in due course with the future southern adjoining allotment will help to provide for the housing needs of the community within a high density residential environment.

In addition, the future planned development would be highly compatible with high density residential and mixed use developments in the area. Also, the ability to secure additional storage space is especially significant to occupants of residential flat buildings. Adequate storage space is often not available for persons in smaller units.

Accordingly, this objective is satisfied.

Objective 2

This objective seeks to provide a variety of housing types within a high density residential environment.

Comment:

As already mentioned, subdivision, legally speaking, is not for a purpose *per se*. However, what is proposed in due course with the future southern adjoining allotment would provide a most appropriate housing type within what is increasingly a high density residential environment.

Accordingly, this objective is satisfied.

Objective 3

This objective seeks to enable other land uses that provide facilities or services to meet the day to day needs of residents.

Comment:

At the risk of repeating ourselves, subdivision, legally speaking, is not for a purpose *per se*.

Accordingly, this objective is not directly relevant to the subdivision aspect of the proposed development.

In our opinion, the relevant aspect of the development proposal is consistent with such of the R4 'High Density Residential' zone objectives as are of relevance to the subject-matter of the proposal.

5.7 Clause 4.6(4)(b): Secretary's Concurrence

We understand that the Secretary's concurrence under clause 4.6(5) of SLEP has been delegated to Council.

The following section provides a response to those matters set out in clause 4.6(5) of SLEP which must be considered by Council under its delegated authority:

Whether contravention of the development standard raises any matter of significance for the State or Regional environmental planning (cf cl 4.6(5)(a))

This written request under clause 4.6 of the LEP demonstrates that a variation to the relevantly applicable floor space ratio development standard is acceptable in terms of significance for State and Regional planning matters.

The variance of the development standard will not contravene any overarching State or regional objectives or standards or have any effect outside the immediate area of the site.

The public benefit of maintaining the development standard (cf cl 4.6(5)(b))

Maintaining strict numerical compliance with the relevantly applicable floor space ratio development standard of 2.7:1 (refer clause 4.4A, read in conjunction with clause 4.4, of SLEP) would not, in our opinion, result in any particular public benefit in the present circumstances.

On the contrary, there is public benefit in providing the continuance of an existing use and the making of the proposed alterations and additions, in a manner that will not result in there being any appreciable environmental or amenity impact of the extra massing (that is, the increase in floor space ratio). Essentially, the part of the development where the departure is the greatest—that is, the 'extra massing' as a result of the proposed development—is an architectural feature designed to achieve a sustainable outcome and compromise in terms of likely environmental impacts of the proposed changes as seen from various vantage points including from Parramatta Road and the rear of the site (the latter being the location of the extra massing).

To maintain, that is, strictly enforce and apply, the development standard in this instance would prevent the carrying out of a well-designed development which is suited to the site and consistent with the local environmental plan.

Exhaustive site analysis has been undertaken as regards the current scheme and we are of the view that all site constraints have been adequately and appropriately dealt with. The desire to achieve a built form that is of maximum use and benefit to the local community, with there also being no appreciable increase in environmental and amenity impacts, has been important.

Any other matters required to be taken into consideration by the Secretary before granting concurrence (cf cl 4.6(5)(c))

In our opinion, no other matters require consideration by the Secretary.

6.0 CONCLUSION

We respectfully submit that the written request justifies the contravention of the floor space ratio development standard contained in clause 4.4A (read in conjunction with clause 4.4) of SLEP, respectively, by demonstrating that:

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) there are sufficient environmental planning grounds to justify contravening the standard.

Compliance is unreasonable and unnecessary in the present circumstances as the development is consistent with the zone objectives and is in the public interest for the reasons otherwise mentioned above. In our opinion, the following planning grounds sufficiently justify the departure from the control in this case.

- As respects the addition of the extra massing, the impact on the future southern adjoining allotment to be the site of the proposed future residential flat building will be acceptable by reason that the design/location of building minimises potential amenity impacts on the surrounding lots. This has been achieved through orientation of the building and location of the more bulky part in the south eastern corner.

- The proposal provides a compatible building bulk and scale, when compared with that of surrounding newer developments.

- The extra massing is in large part the result of the applicant's intention to retain, as part of the proposed development, the existing front half of the site including maintaining the 'saw tooth' facade along Columbia Lane. The existing development is a sensitive adaptive re-use of the former EMI Records manufacturing facility and recording studio formerly located on the site which has some cultural significance as many famous recordings were made at the studio which was used by many Australian musicians and singers of yesteryear.

- The proposal will not impact on the surrounding heritage items, been; 'Railway bridge with Arnott's sign over road' and 'Railway Viaduct over Powell's Creek'. The application is supported by GBA Heritage.

- The scheme provides compatible FSR, as recommended from the PRCUTS for Homebush.

- The work assists in rejuvenating the area, as currently is it an 'old run-down site', very much in need of improvement. The creation of the R4 residential lot, will also facilitate residential use.

- The work will contribute positively to the visual aesthetic of the area.

On its face, and looked at solely in numerical terms, the departure from, relevantly, the floor space ratio development standard contained in clause 4.4A (read in conjunction with clause 4.4) of SLEP could *perhaps* be seen to be not insignificant. However, when dealing with numerical non-compliances with development standards, each such non-compliance is a question of fact and degree and each case must be considered based on its own circumstances. In this case the environmental impacts are acceptable.

The written request shows that the proposed development will be in the public interest because it is consistent with such of the objectives of the development standard as are of relevance to the subject-matter of the development application and the objectives for development within the zones in which the development is to be carried out.

We submit that the written request is well founded as the variation sought allows for the orderly and economic use of the land in an appropriate manner whilst also allowing for a better outcome in planning terms.

As such in our opinion, the development application may be approved with the variation as proposed, in accordance with the flexibility allowed under clause 4.6 of SLEP.

Yours faithfully
TURNBULL PLANNING INTERNATIONAL PTY LIMITED

Nic Najar
BA (ICMS)
Town Planner
nic@turnbullplanning.com.au

Pierre Le Bas
BA (Geog) (UNE) LLB (Hons1) Grad Cert Leg P (UTS) MTCP (Syd)
Director & Legal Counsel
pierre@turnbullplanning.com.au
ken.par2h4_cl 4.6 variation_JEJNNCWPLB_081220

PROJECT

PROPOSED NEW SELF STORAGE FACILITY

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

CLIENT

KENNARDS SELF STORAGE

STATUS

DEVELOPMENT APPLICATION
OCTOBER 2021

ARCHITECTURAL DRAWING SCHEDULE

PROJECT	SHEET NO	DRAWING TITLE	REV
19-082	DA00	COVER SHEET	E
19-082	DA01	OVERALL DEMOLITION SITE PLAN	B
19-082	DA03	PROPOSED SITE/ROOF PLAN	D
19-082	DA03-1	SITE ANALYSIS PLAN	C
19-082	DA03-2	PROPOSED SITE SUBDIVISION PLAN	B
19-082	DA03-3	PROPOSED LANDSCAPE PLAN	B
19-082	DA04	PROPOSED LEVEL 1 PLAN	D
19-082	DA05	PROPOSED LEVEL 2 PLAN	D
19-082	DA06	PROPOSED LEVEL 3 PLAN	C
19-082	DA07	PROPOSED LEVEL 4 PLAN	D
19-082	DA08	PROPOSED LEVEL 5 PLAN	D
19-082	DA09	PROPOSED LEVEL 6 PLAN	E
19-082	DA10	PROPOSED LEVEL 7 PLAN	D
19-082	DA11	PROPOSED LEVEL 8 PLAN	D
19-082	DA20	PROPOSED ELEVATIONS 01	E
19-082	DA21	PROPOSED ELEVATIONS 02	D
19-082	DA22	PROPOSED SECTIONS 01	C
19-082	DA31	SHADOW DIAGRAM - 9 AM	C
19-082	DA32	SHADOW DIAGRAM - 12 PM	C
19-082	DA33	SHADOW DIAGRAM - 3 PM	C
19-082	DA51	TRUCK PATH - 8.8m MEDIUM RIGID VEHICLE	C
19-082	DA52	TRUCK PATH - 12.5m HEAVY RIGID VEHICLE	C
19-082	DA60	PROPOSED SIGNAGE ELEVATION	C
19-082	DA71	3D VIEW FROM QUEEN ST	B
19-082	DA72	3D VIEW FROM PARRAMATTA RD	B
19-082	DA73	3D VIEW FROM RAILWAY ST	B
19-082	DA74	3D VIEW FROM NIPPER ST	B
19-082	DA75	3D VIEW FROM WESTERN MWY, FACING SOUTH-WEST	B
19-082	DA76	3D VIEW FROM WESTERN MWY, FACING SOUTH-EAST	B

LOCATION PLAN
NOT TO SCALE (Source: SIXMAPS)

TOTAL SITE AREA	9,084m²
SITE AREA (KSS DEVELOPMENT)	5,414m²
SITE AREA (RESIDUAL LAND)	3,670m²

EXISTING GFA - BUILDING A	
Level	Area
LEVEL 1 - EXISTING	2319 m²
LEVEL 2 - EXISTING	2469 m²
LEVEL 3 - EXISTING	2534 m²
TOTAL	7322 m²

PROPOSED GFA - BUILDING B	
Level	Area
LEVEL 1 - PROPOSED	419 m²
LEVEL 2 - PROPOSED	1386 m²
LEVEL 3 - PROPOSED	1414 m²
LEVEL 4 - PROPOSED	1145 m²
LEVEL 5 - PROPOSED	984 m²
LEVEL 6 - PROPOSED	984 m²
LEVEL 7 - PROPOSED	984 m²
LEVEL 8 - PROPOSED	984 m²
TOTAL	8300 m²

BUILDING A - EXISTING GFA	7,322m²
BUILDING B - PROPOSED GFA	8,300m²
TOTAL GFA	15,622m²

NOTES:

ALL LEVELS, CONTOURS, SURVEY AND CADASTRAL INFORMATION PROVIDED BY LAND SURVEYORS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT AND THE CONSTRUCTION OF THE WORKS.

THE DIMENSIONS AND PROFILES SHOWN ON THE DRAWINGS ARE BELIEVED TO BE CORRECT. IT IS THE RESPONSIBILITY OF THOSE WORKING ON SITE TO VERIFY THE DIMENSIONS AND PROFILES AND LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCING WORKS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.

IF ANY DISCREPANCIES EXIST IN DIMENSIONS, COORDINATION BETWEEN SCHEDULES, SPECIFICATIONS AND / OR DRAWINGS, OR ANY OTHER DISCREPANCY, NOTIFY MCHP ARCHITECTS BEFORE PROCEEDING WITH WORK.

LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

ALL BUILDING WORKS, ASSOCIATED WORKS, MATERIALS AND WORKMANSHIP IN THE PROJECT ARE TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, THE RULES AND REQUIREMENTS OF THE WATER BOARD, COUNCIL, ALL OTHER RELEVANT AUTHORITIES AND THE RELEVANT STANDARDS ASSOCIATION OF AUSTRALIA CODES AND SPECIFICATIONS.

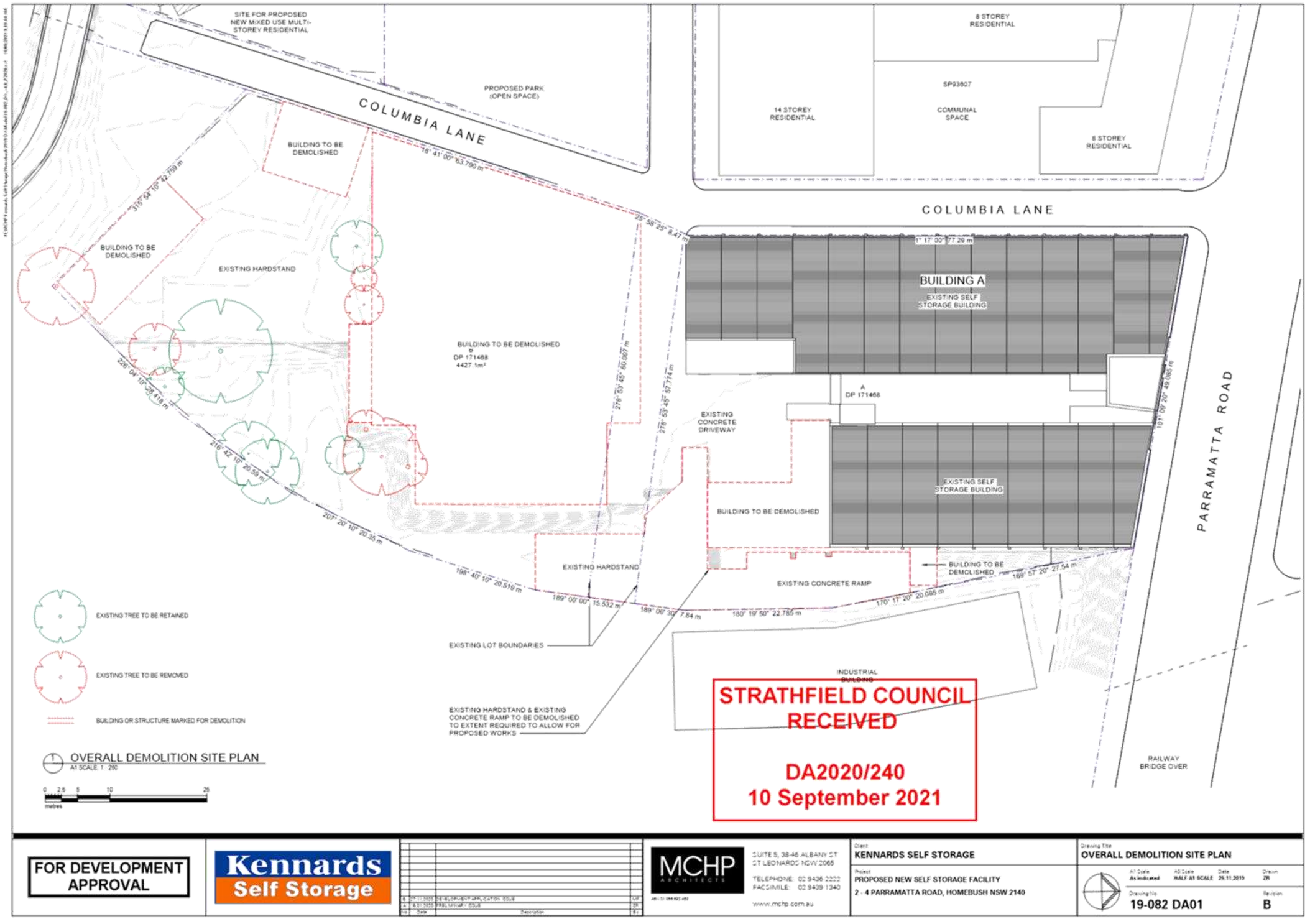
STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

Kennards Self Storage

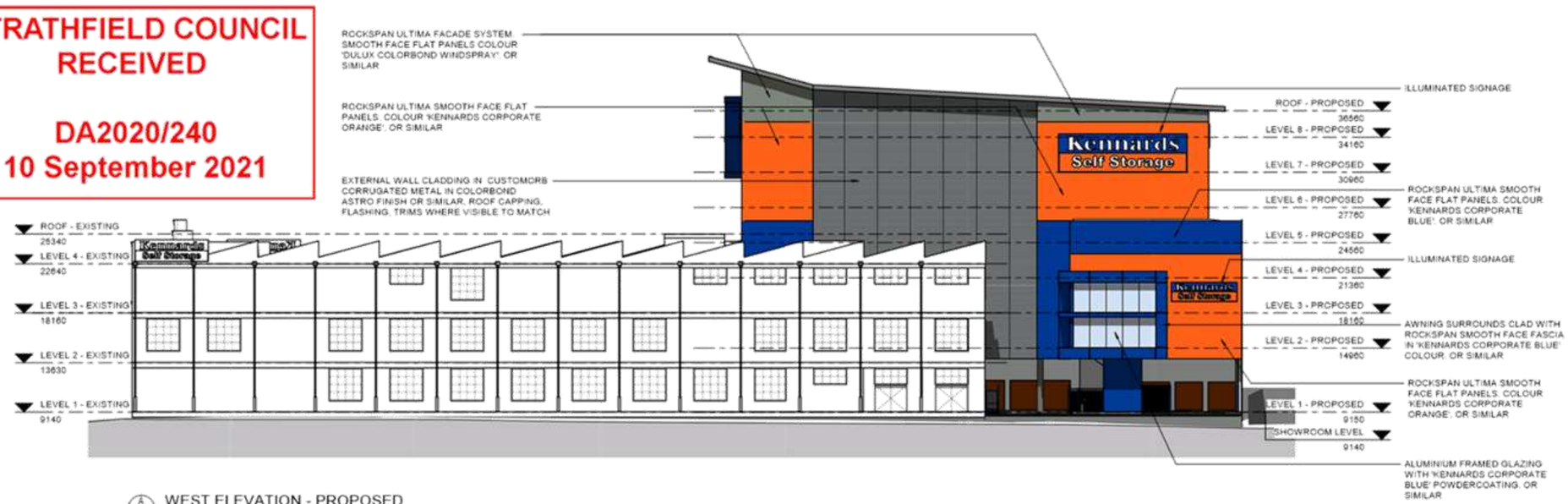
FOR DEVELOPMENT APPROVAL

ARCHITECT
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9438 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

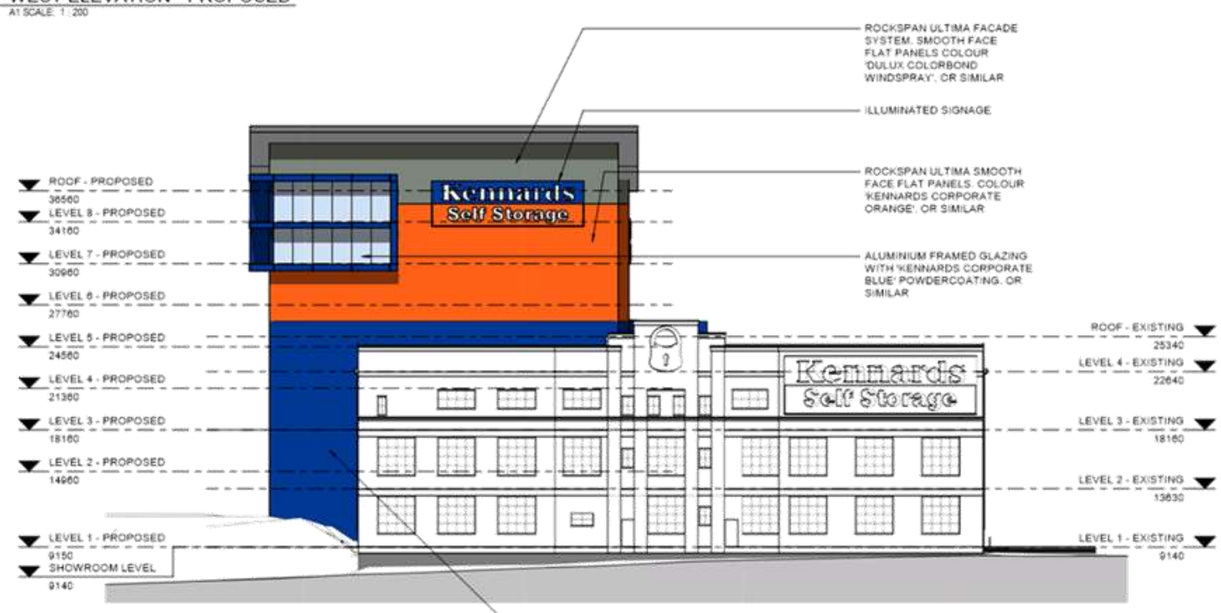

SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
PROPOSED PARK (OPEN SPACE)
COLUMBIA LANE
8 STOREY RESIDENTIAL
SP93807
14 STOREY RESIDENTIAL
COMMUNAL SPACE
8 STOREY RESIDENTIAL
COLUMBIA LANE
BUILDING TO BE DEMOLISHED
BUILDING TO BE DEMOLISHED
EXISTING HARDSTAND
BUILDING TO BE DEMOLISHED
DP 171468
4427.1m²
BUILDING A
EXISTING SELF STORAGE BUILDING
A
DP 171468
EXISTING CONCRETE DRIVEWAY
EXISTING SELF STORAGE BUILDING
BUILDING TO BE DEMOLISHED
EXISTING HARDSTAND
EXISTING CONCRETE RAMP
BUILDING TO BE DEMOLISHED
PARRAMATTA ROAD
RAILWAY BRIDGE OVER
INDUSTRIAL BUILDING
EXISTING LOT BOUNDARIES
EXISTING HARDSTAND & EXISTING CONCRETE RAMP TO BE DEMOLISHED TO EXTENT REQUIRED TO ALLOW FOR PROPOSED WORKS
EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED
BUILDING OR STRUCTURE MARKED FOR DEMOLITION
OVERALL DEMOLITION SITE PLAN
A1 SCALE: 1 : 250
0 2.5 5 10 25
metres
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
FOR DEVELOPMENT APPROVAL
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: OVERALL DEMOLITION SITE PLAN
A1 Scale: As indicated
A3 Scale: HALF A1 SCALE
Date: 25.11.2019
Drawn: ZR
Drawing No: 19-082 DA01
Revision: B

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



A DA04 WEST ELEVATION - PROPOSED
A1 SCALE: 1 : 200



B DA04 NORTH ELEVATION - PROPOSED
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres

SCHEDULE OF PROPOSED MATERIALS, FINISHES & COLOURS

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "Kennards Corporate Orange". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "Kennards Corporate Blue". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Shale Grey". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Windspray". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Monument". Or similar

External Walls (Cladding where shown)
Customorb Colorbond "Astro" (with capping, flashing and trims to match where visible). Equivalent Dulux 'Teahouse' PG1P8. Or similar

Aluminium Framing (Window Framing & Associated Details)
"Kennards Corporate Blue"
Powdercoat finish, Interpon "French Blue" gloss MJ08TA. Or similar

Roller Doors
Powdercoat finish, "Mandarin Orange" by BnD or approved equal to KSS Specification. Or similar

Exposed Steelwork, Gutters, Downpipes
Prefinished or Paint finish to match Colorbond "Windspray". Or similar

Roof Sheeting
Trimdek Hi-Ten. Zincalume finish with 0.47TCT (with flashing and trims to match where obscured from view). Or similar

Powdercoating & Other External Details
Paint finish, Dulux 'Teahouse' PG1P8. Or similar

FOR DEVELOPMENT APPROVAL

Kennards Self Storage

B	08.09.2021	AMENDED FOR DEVELOPMENT APPLICATION	ZR
A	03.11.2020	DEVELOPMENT APPLICATION ISSUE	MF
C	03.07.2020	RE-ORD ELEVATION DESIGN	ZR
B	07.05.2020	CLIENT AMENDMENTS	MF
A	16.01.2020	PRELIMINARY ISSUE	ZR
No.	Date	Description	By

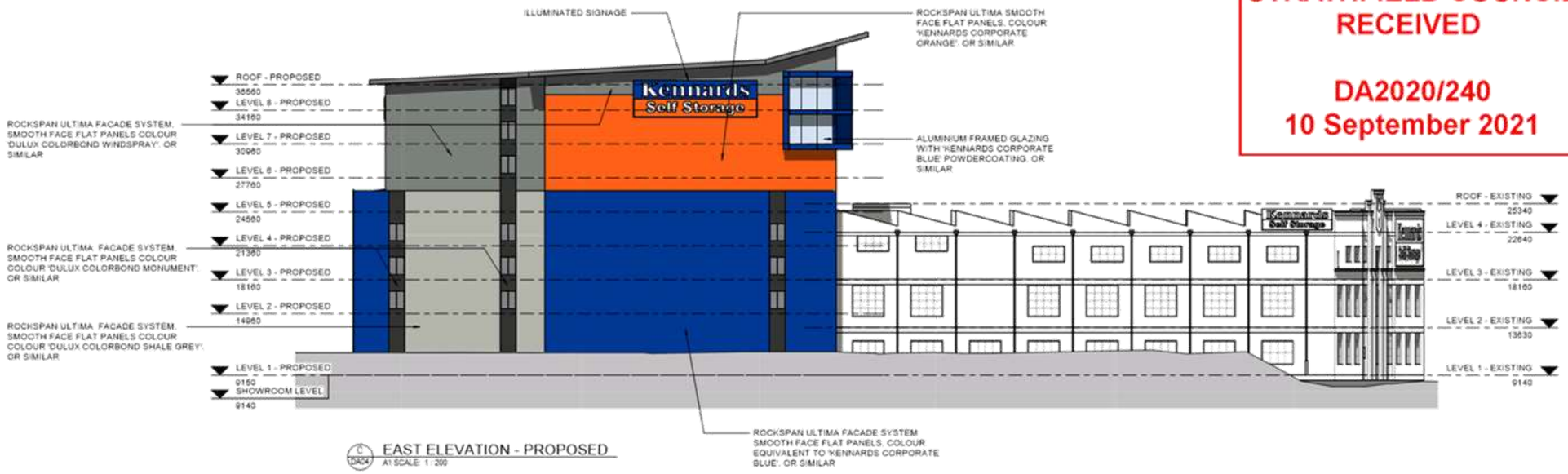
MCHP ARCHITECTS
ABN 51 099 833 483
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

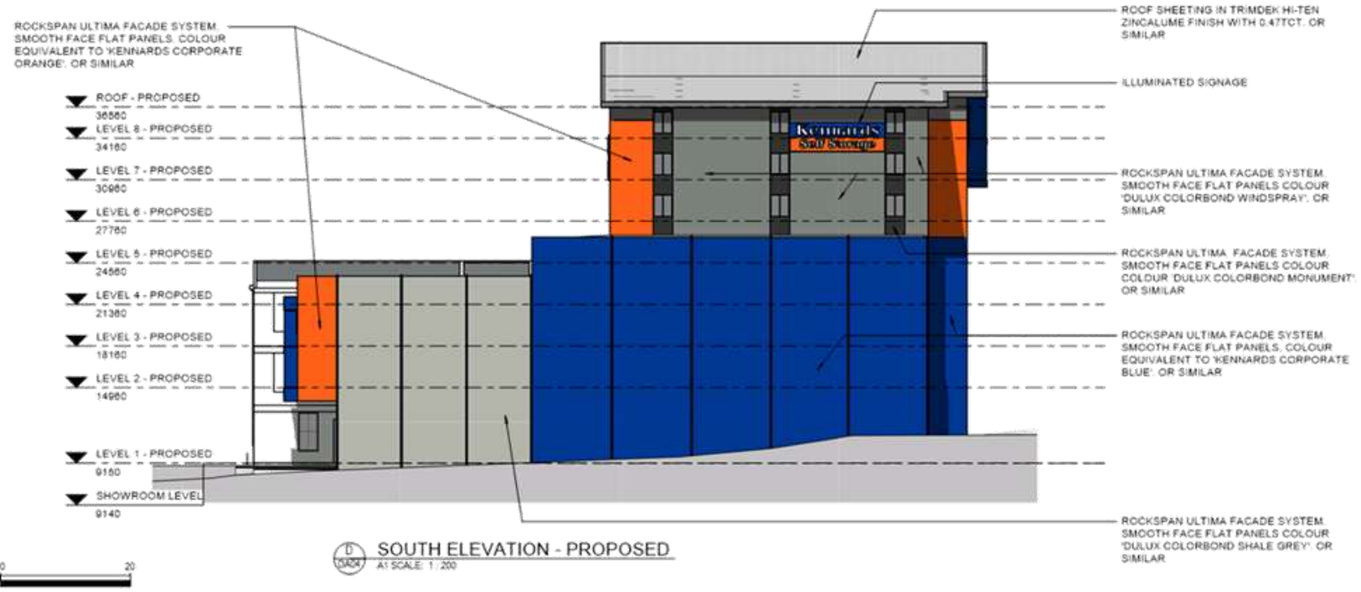
Drawing Title: PROPOSED ELEVATIONS 01
A1 Scale: As indicated | A3 Scale: HALF A1 SCALE | Date: 25.11.2015 | Drawn: ZR
Drawing No: 19-082 DA20 | Revision: E

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



EAST ELEVATION - PROPOSED
A1 SCALE: 1 : 200



SOUTH ELEVATION - PROPOSED
A1 SCALE: 1 : 200

SCHEDULE OF PROPOSED MATERIALS, FINISHES & COLOURS

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "Kennards Corporate Orange".
Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "Kennards Corporate Blue".
Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Shale Grey".
Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Windspray".
Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Monument".
Or similar

External Walls (Cladding where shown)
Customorb Colorbond "Astro" (with capping, flashing and trims to match where visible). Equivalent Dulux "Teahouse" PG1P8. Or similar

Aluminium Framing (Window Framing & Associated Details)
"Kennards Corporate Blue"
Powdercoat finish, Interpon "French Blue" gloss MJ087A.
Or similar

Roller Doors
Powdercoat finish, "Mandarin Orange" by BnD or approved equal to KSS Specification.
Or similar

Exposed Steelwork, Gutters, Downpipes
Prefinished or Paint finish to match Colorbond "Windspray".
Or similar

Roof Sheeting
Trimdek Hi-Ten. Zincalume finish with 0.47TCT (with flashing and trims to match where obscured from view).
Or similar

Powdercoating & Other External Details
Paint finish, Dulux 'Teahouse' PG1P8.
Or similar

FOR DEVELOPMENT APPROVAL

Kennards Self Storage

D	09.09.2021	AMENDED FOR DEVELOPMENT APPLICATION	ZR
C	27.11.2020	DEVELOPMENT APPLICATION ISSUE	VP
B	20.07.2020	PRE - DEVELOPMENT APPLICATION ISSUE	ZR
A	16.12.2019	PRELIMINARY ISSUE	ZR
No	Date	Description	By

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

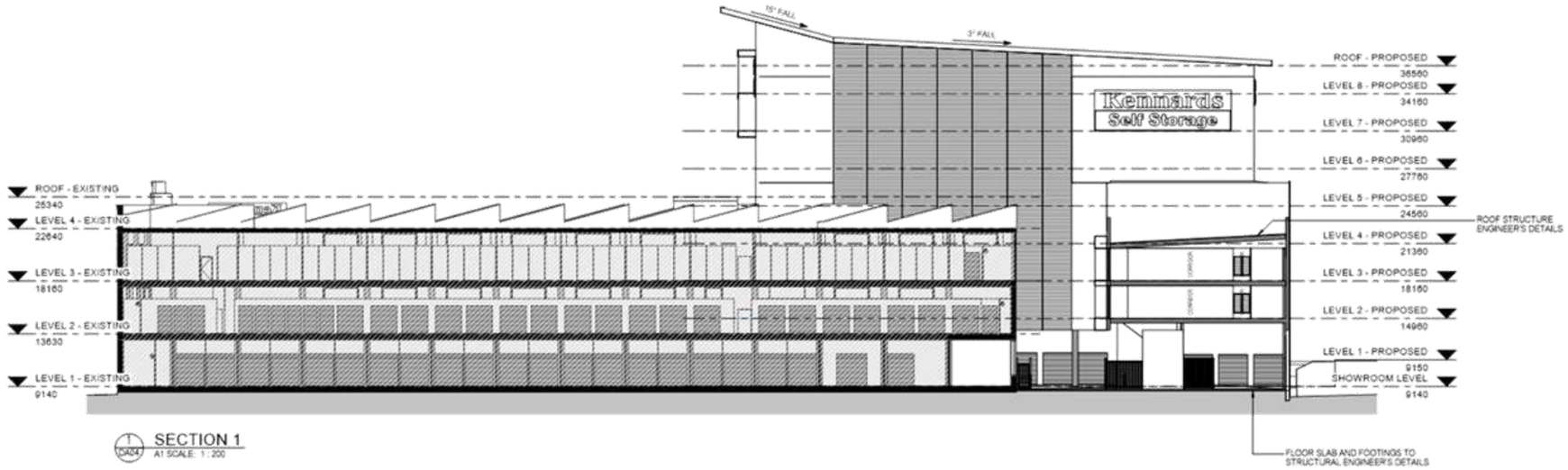
Client: KENNARDS SELF STORAGE

Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: PROPOSED ELEVATIONS 02

A1 Scale	A3 Scale	Date	Drawn
As indicated	HALF A1 SCALE	26.11.2019	ZR

Drawing No: 19-082 DA21
Revision: D



STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

FOR DEVELOPMENT APPROVAL

Kennards Self Storage

C	08.09.2021	AMENDED FOR DEVELOPMENT APPLICATION
B	01.07.2020	DEVELOPMENT APPLICATION ISSUE
A	19.02.2020	PRELIMINARY ISSUE

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

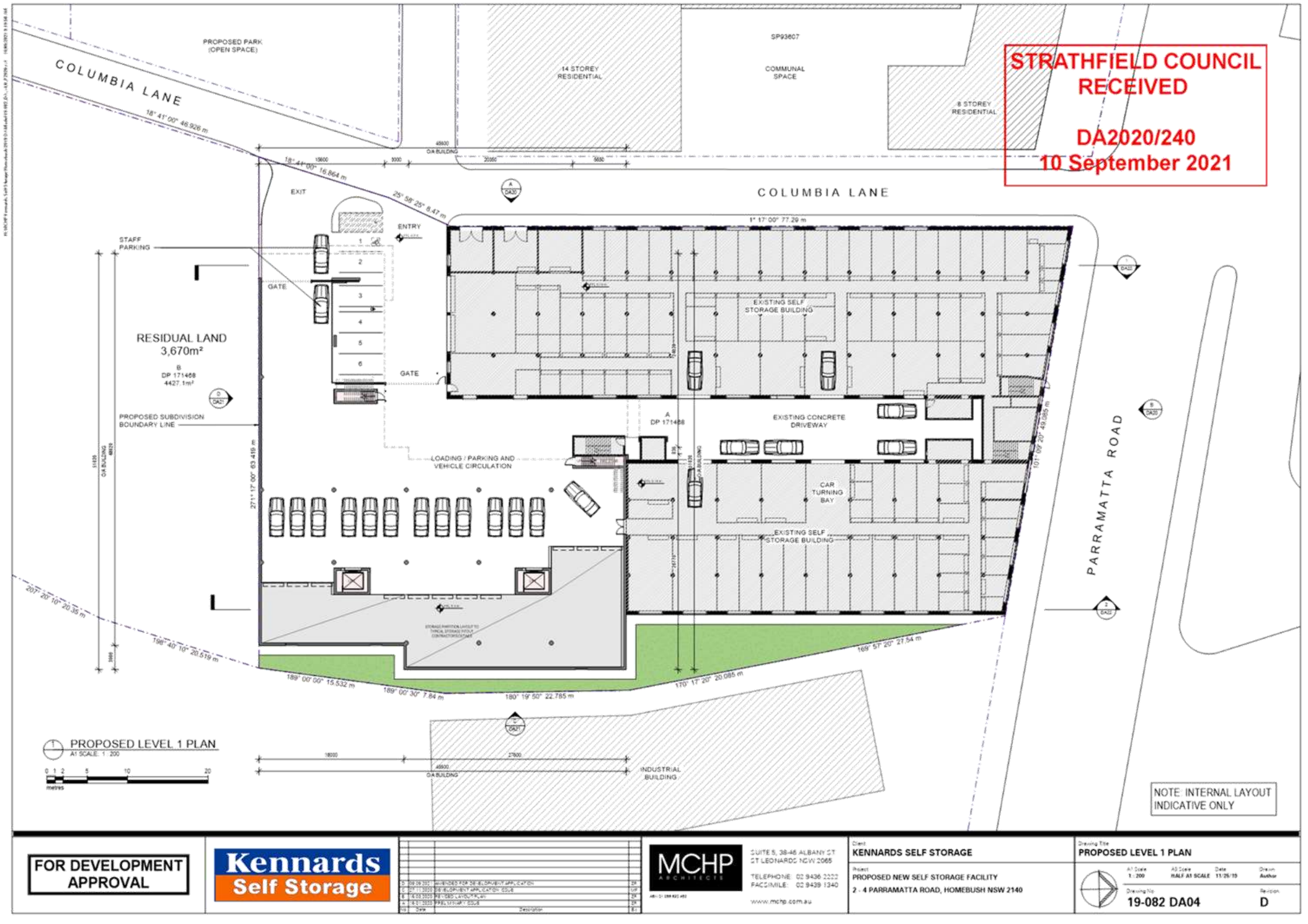
Client: KENNARDS SELF STORAGE

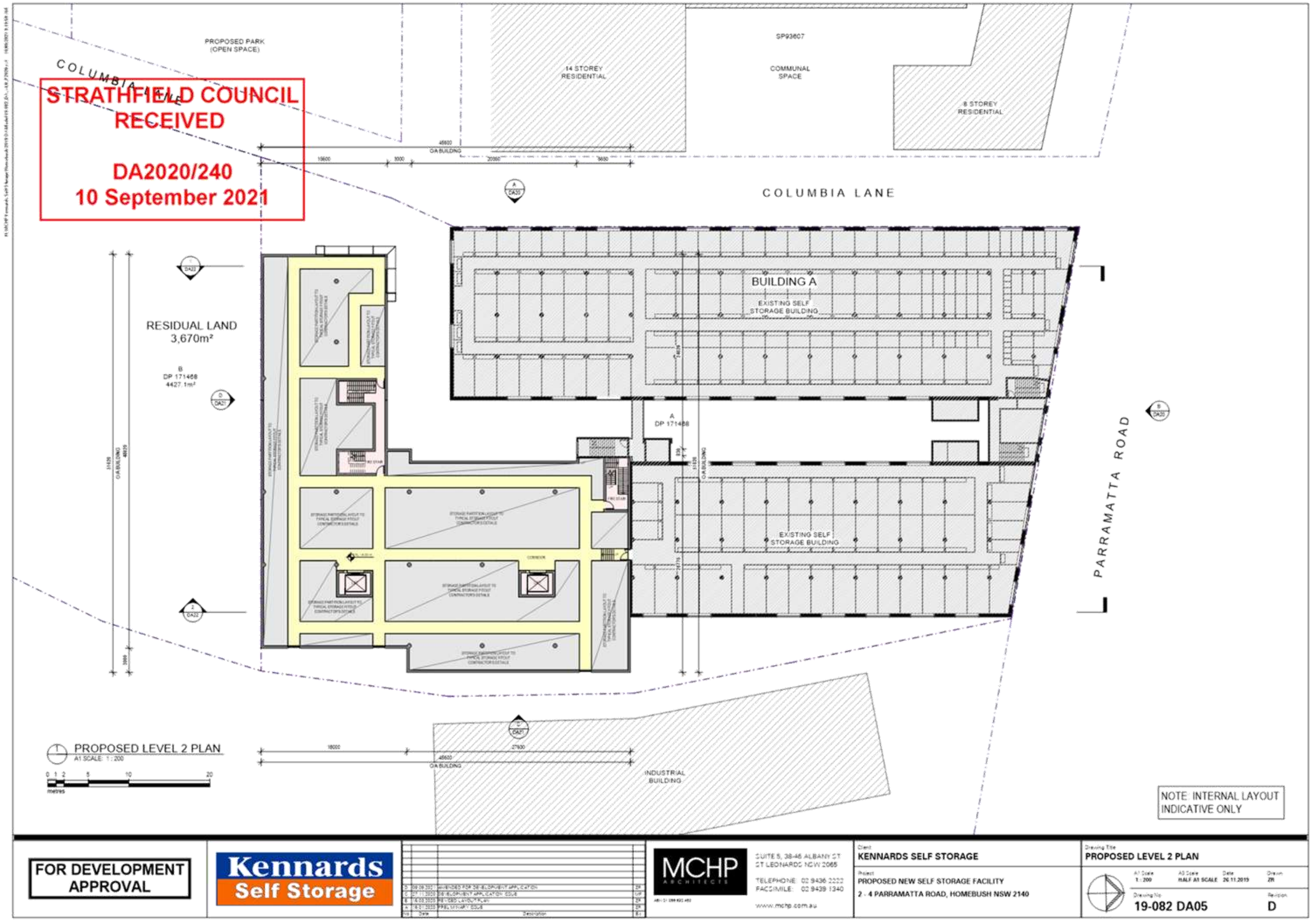
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

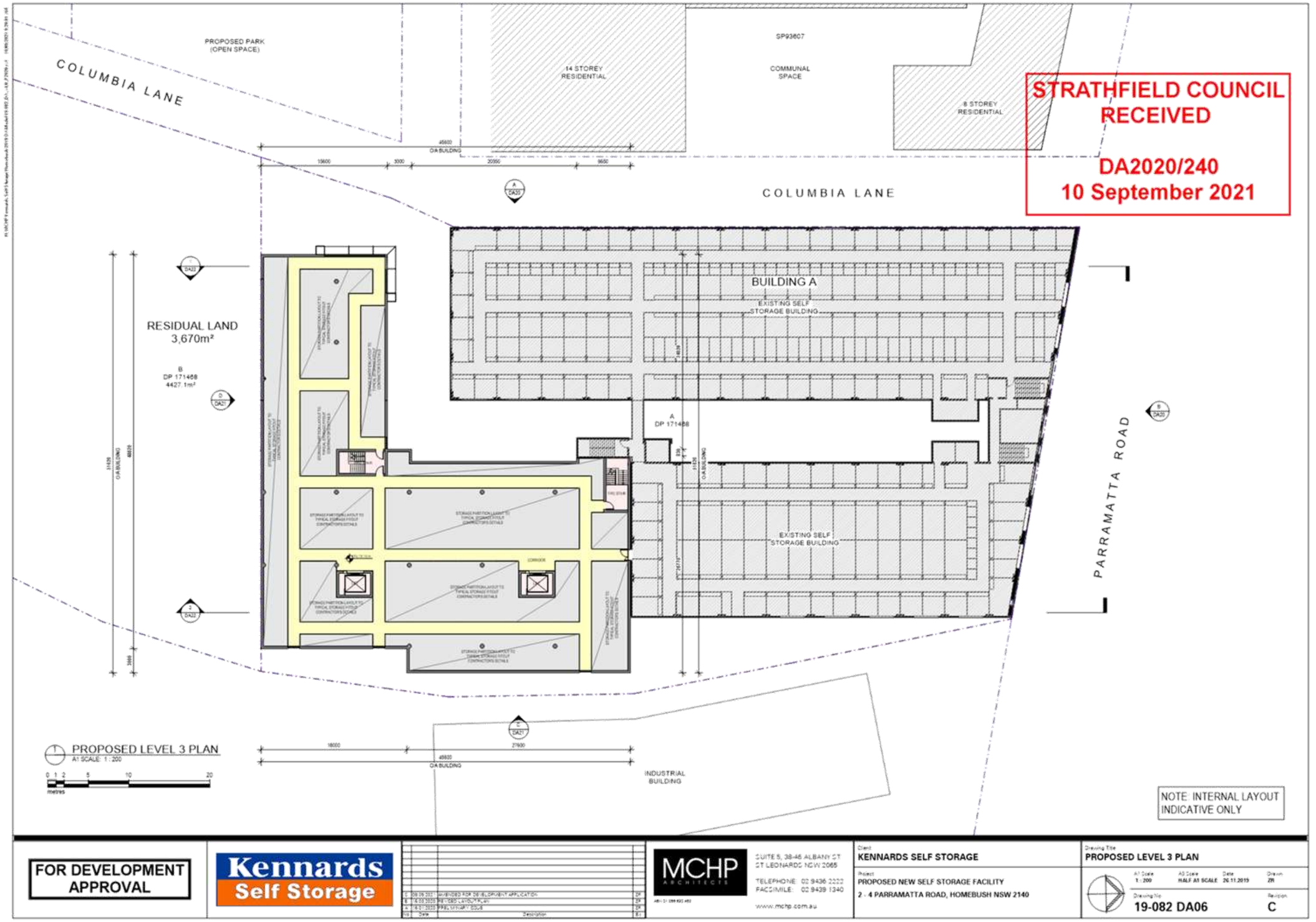
Drawing Title: PROPOSED SECTIONS 01

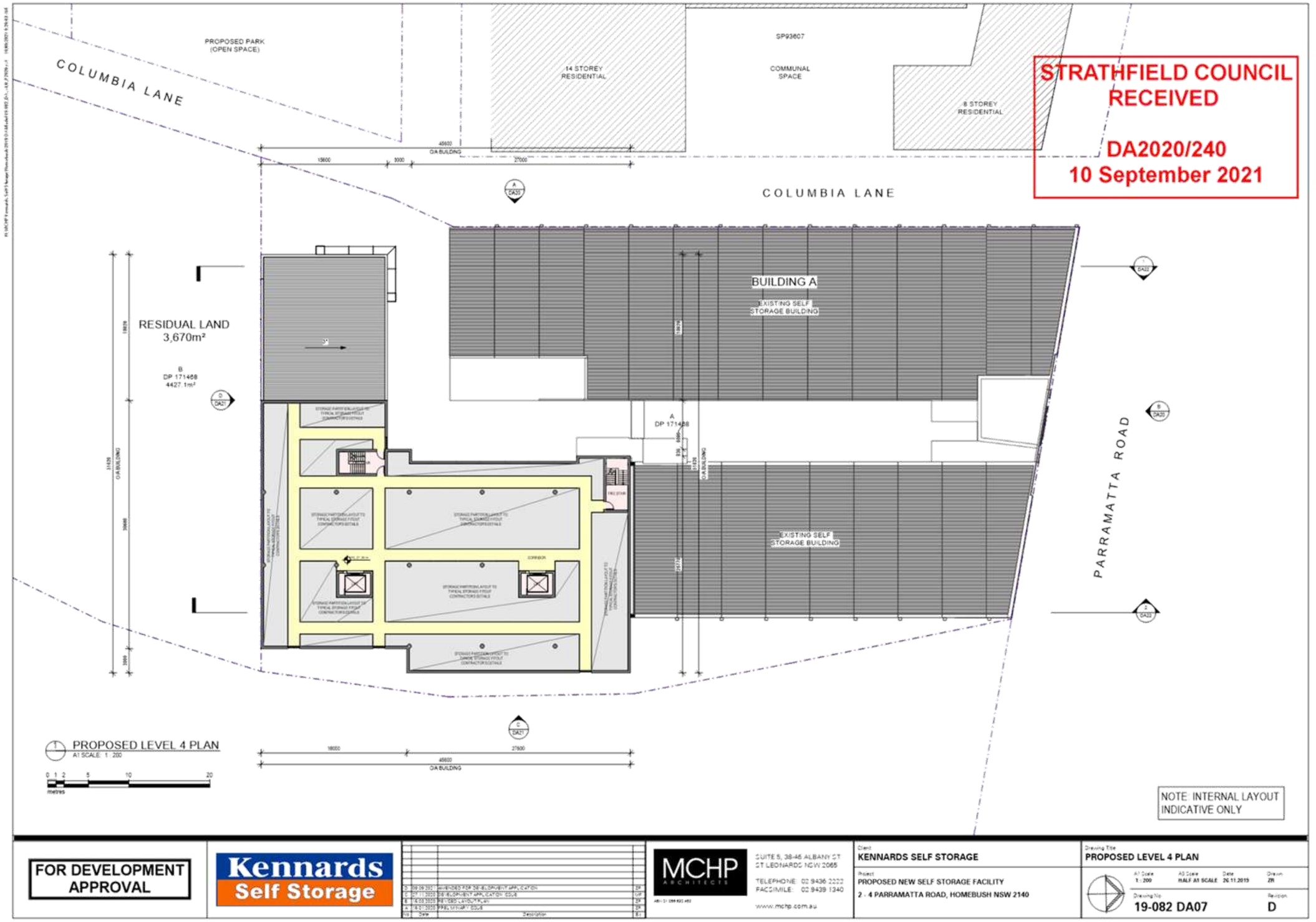
A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 26.11.2019 | Drawn: ZR

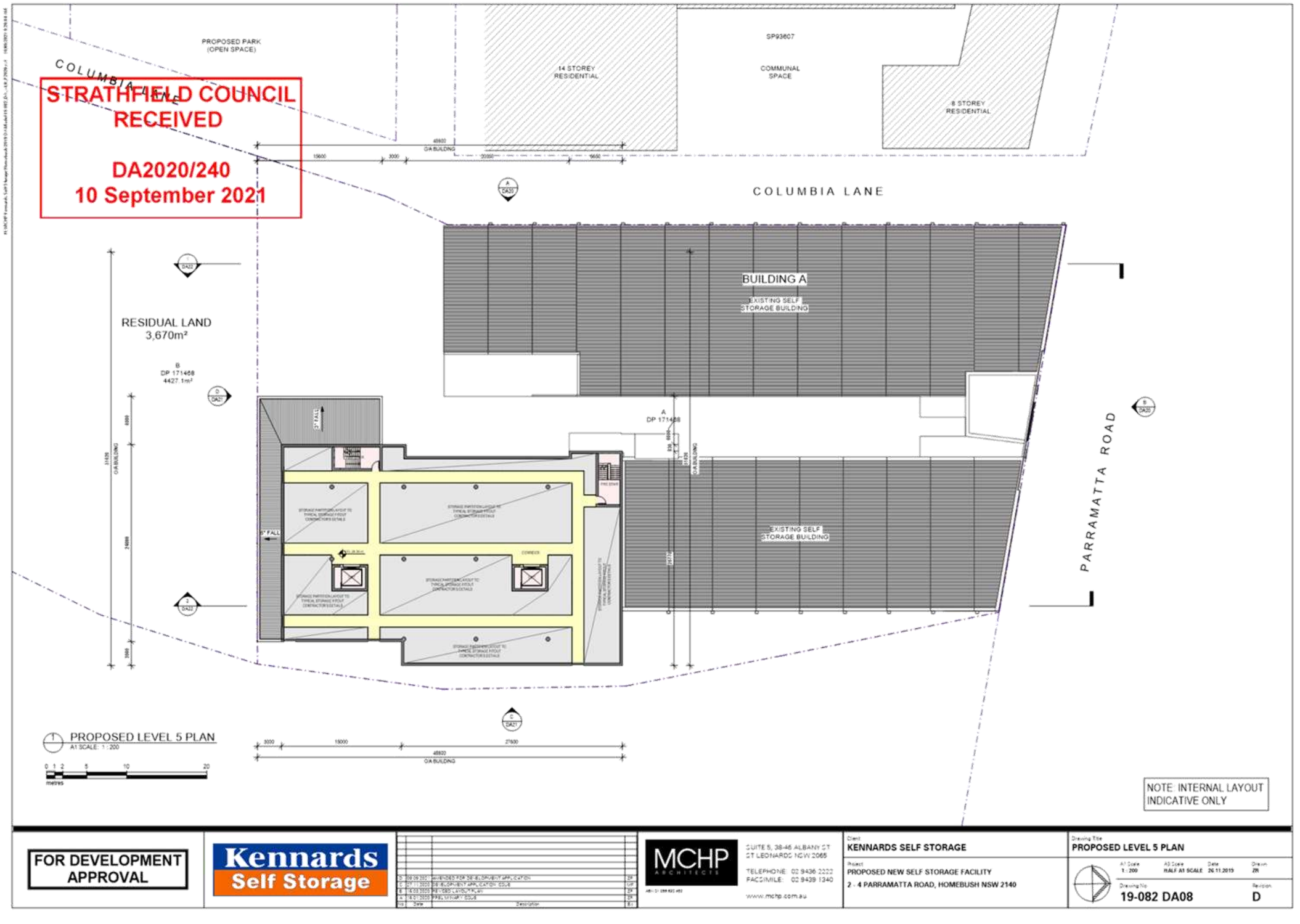
Drawing No: 19-082 DA22 | Revision: C

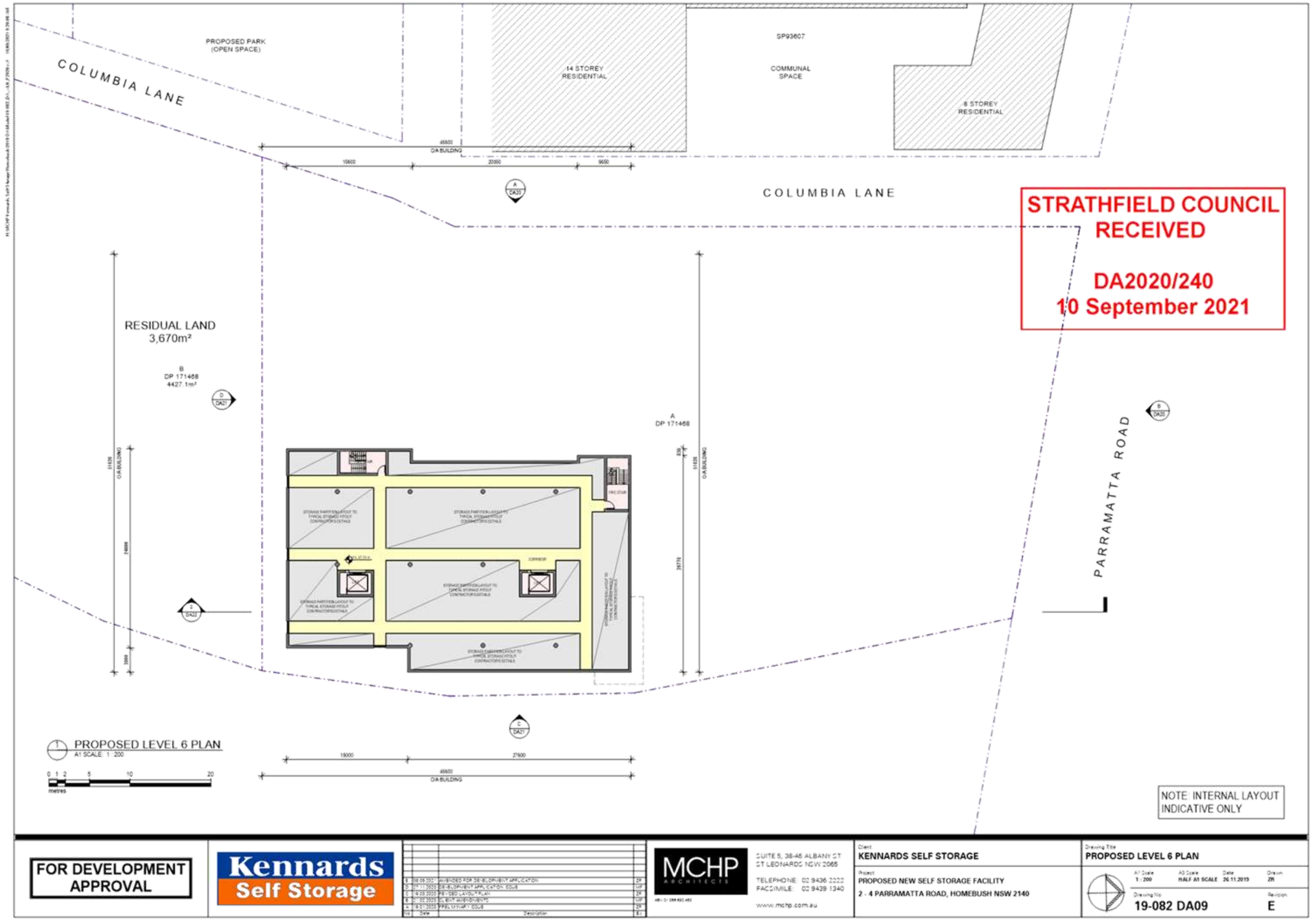

STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
PROPOSED PARK (OPEN SPACE)
COLUMBIA LANE
14 STOREY RESIDENTIAL
SP93607
COMMUNAL SPACE
8 STOREY RESIDENTIAL
EXIT
ENTRY
STAFF PARKING
GATE
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
PROPOSED SUBDIVISION BOUNDARY LINE
EXISTING SELF STORAGE BUILDING
A
DP 171468
EXISTING CONCRETE DRIVEWAY
LOADING / PARKING AND VEHICLE CIRCULATION
CAR TURNING BAY
PARRAMATTA ROAD
INDUSTRIAL BUILDING
NOTE: INTERNAL LAYOUT INDICATIVE ONLY
PROPOSED LEVEL 1 PLAN
A1 SCALE: 1 : 200
FOR DEVELOPMENT APPROVAL
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
KENNARDS SELF STORAGE
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
PROPOSED LEVEL 1 PLAN
1 : 200
HALF A1 SCALE
11/25/15
Author
19-082 DA04
D

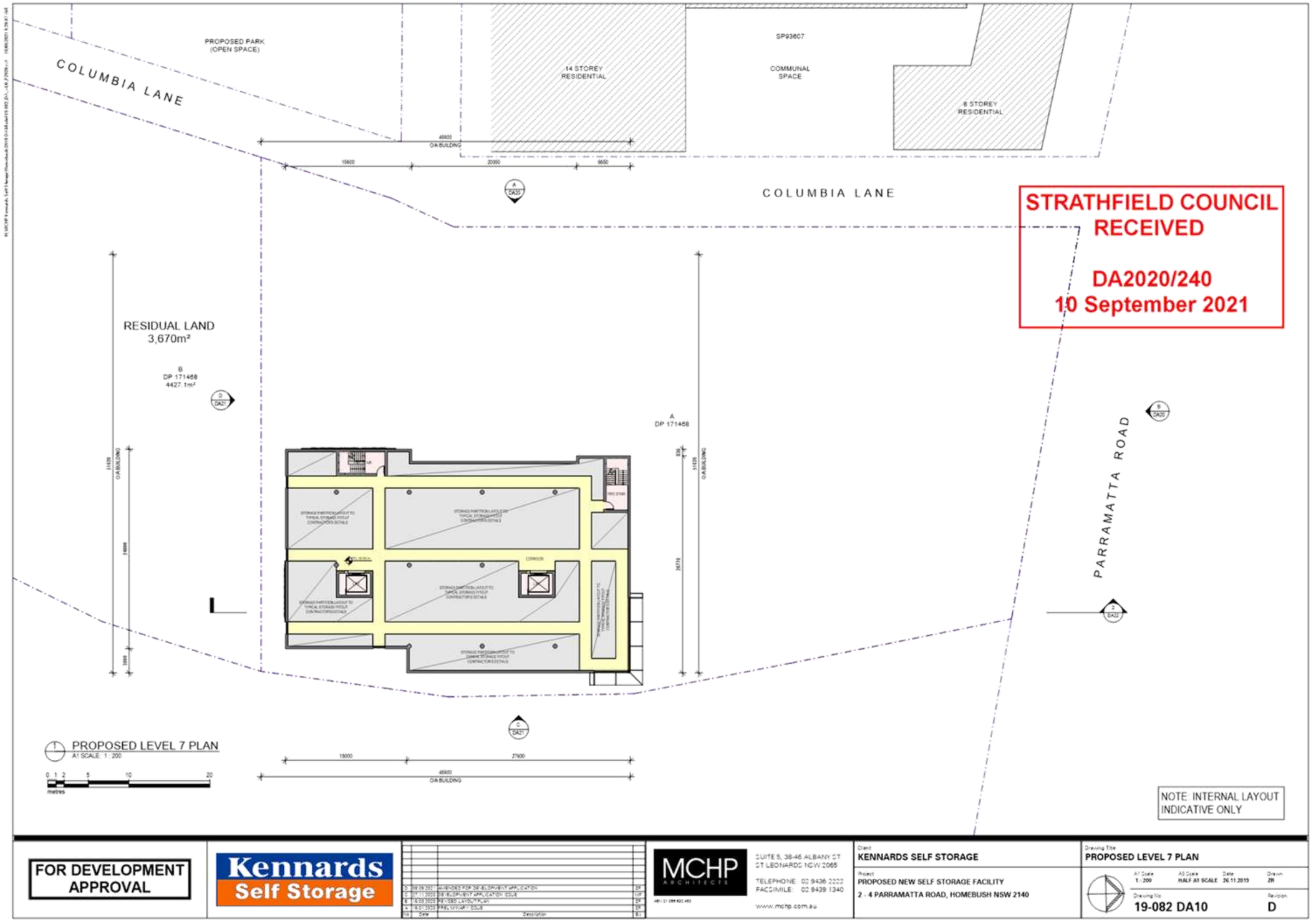

PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
COLUMBIA LANE
BUILDING A
EXISTING SELF
STORAGE BUILDING
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
A
DP 171468
EXISTING SELF
STORAGE BUILDING
PARRAMATTA ROAD
PROPOSED LEVEL 2 PLAN
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
INDUSTRIAL
BUILDING
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
PROPOSED LEVEL 2 PLAN
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 26.11.2019
Drawn ZR
Drawing No 19-082 DA05
Revision D

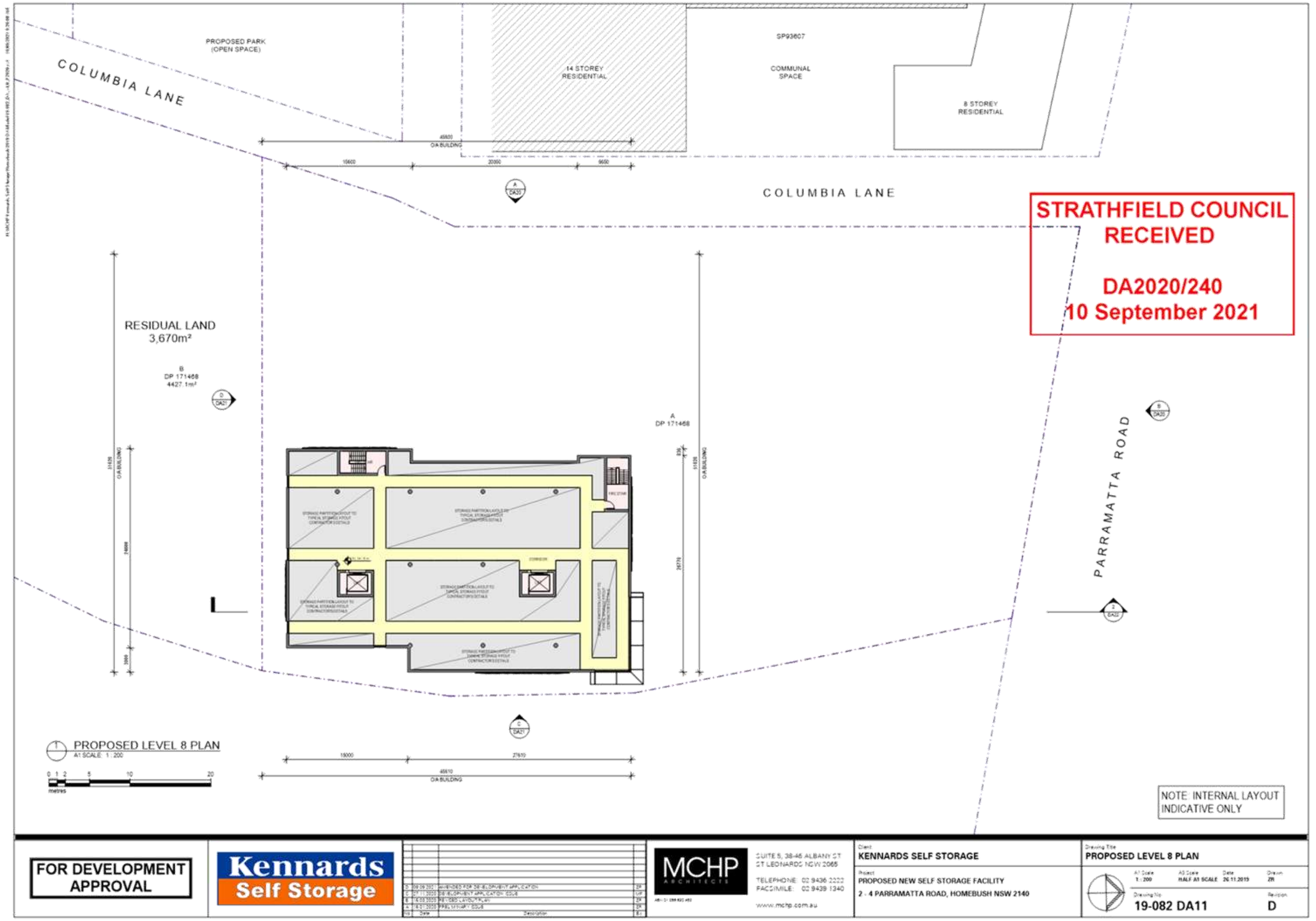

PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
COLUMBIA LANE
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
BUILDING A
EXISTING SELF
STORAGE BUILDING
A
DP 171468
EXISTING SELF
STORAGE BUILDING
PARRAMATTA ROAD
PROPOSED LEVEL 3 PLAN
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
INDUSTRIAL
BUILDING
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client:
KENNARDS SELF STORAGE
Project:
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title:
PROPOSED LEVEL 3 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 26.11.2019
Drawn: ZR
Drawing No: 19-082 DA06
Revision: C

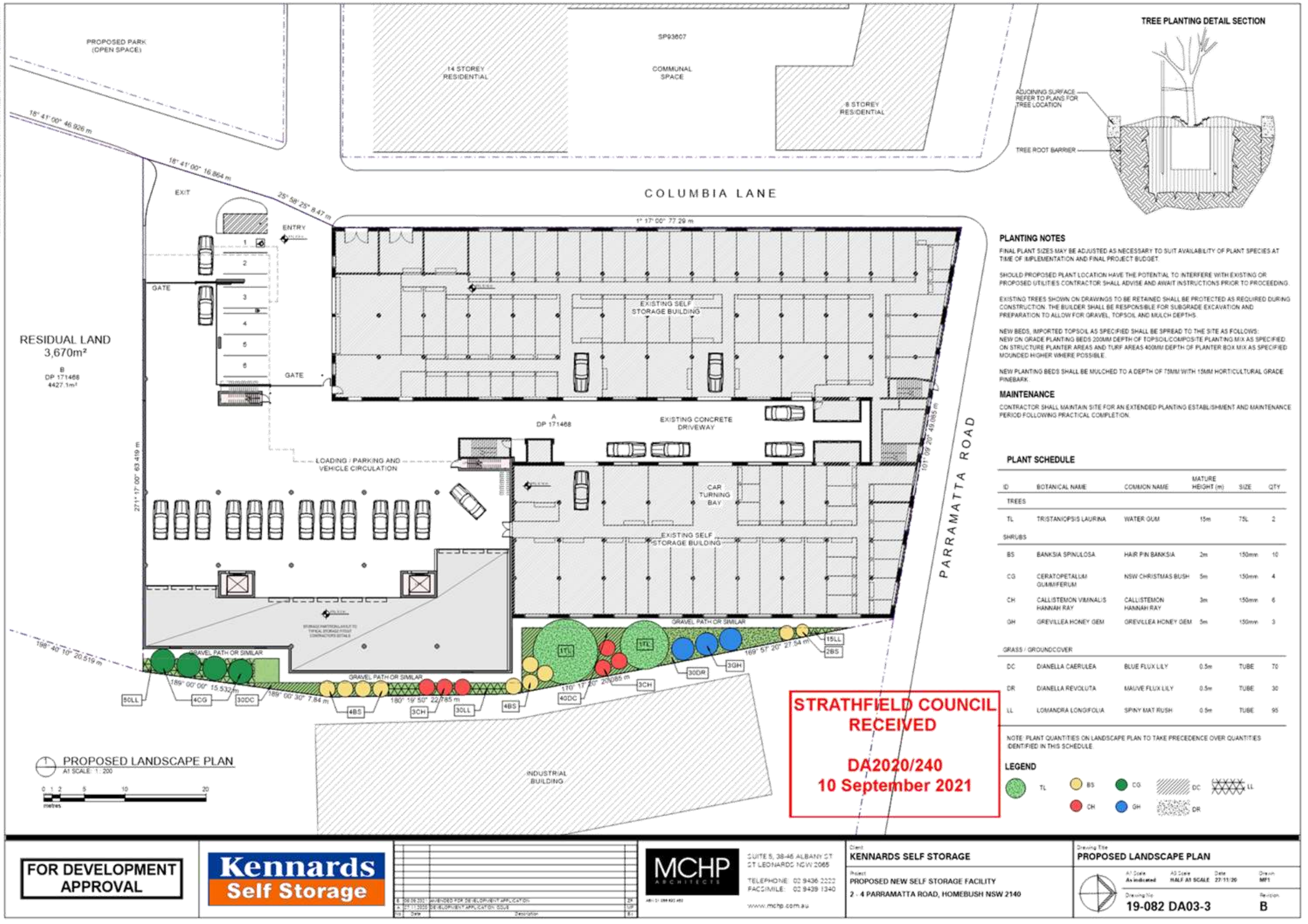

PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
COLUMBIA LANE
BUILDING A
EXISTING SELF
STORAGE BUILDING
RESIDUAL LAND
3,670m²
EXISTING SELF
STORAGE BUILDING
PARRAMATTA ROAD
PROPOSED LEVEL 4 PLAN
A1 SCALE: 1 : 200
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
KENNARDS SELF STORAGE
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
PROPOSED LEVEL 4 PLAN
1 : 200
HALF A1 SCALE
26.11.2019
ZR
19-082 DA07
D


PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
COLUMBIA LANE
BUILDING A
EXISTING SELF
STORAGE BUILDING
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
A
DP 171468
EXISTING SELF
STORAGE BUILDING
PARRAMATTA ROAD
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
PROPOSED LEVEL 5 PLAN
A1 SCALE: 1:200
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
KENNARDS SELF STORAGE
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
PROPOSED LEVEL 5 PLAN
1 : 200
HALF A1 SCALE
26.11.2019
ZR
19-082 DA08
D


PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
COLUMBIA LANE
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
A
DP 171468
PARRAMATTA ROAD
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
PROPOSED LEVEL 6 PLAN
A1 SCALE: 1 : 200
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
KENNARDS SELF STORAGE
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
PROPOSED LEVEL 6 PLAN
1 : 200
HALF A1 SCALE
26.11.2019
ZR
19-082 DA09
E


PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
45600
O/A BUILDING
15600
20350
9650
COLUMBIA LANE
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
A
DP 171468
PARRAMATTA ROAD
PROPOSED LEVEL 7 PLAN
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
15000
27600
45600
O/A BUILDING
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2333
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client:
KENNARDS SELF STORAGE
Project:
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title:
PROPOSED LEVEL 7 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 26.11.2019
Drawn: ZR
Drawing No: 19-082 DA10
Revision: D


PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
COLUMBIA LANE
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
A
DP 171468
PARRAMATTA ROAD
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
PROPOSED LEVEL 8 PLAN
A1 SCALE: 1 : 200
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2333
FACSIMILE: 02 9439 1340
www.mchp.com.au
KENNARDS SELF STORAGE
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
PROPOSED LEVEL 8 PLAN
1 : 200
HALF A1 SCALE
26.11.2019
ZR
19-082 DA11
D


PROPOSED PARK
(OPEN SPACE)
SP93607
14 STOREY
RESIDENTIAL
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
COLUMBIA LANE
18° 41' 00" 46.926 m
18° 41' 00" 16.864 m
25° 58' 25" 8.47 m
EXIT
ENTRY
GATE
GATE
1° 17' 00" 77.29 m
EXISTING SELF
STORAGE BUILDING
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
A
DP 171468
EXISTING CONCRETE
DRIVEWAY
LOADING / PARKING AND
VEHICLE CIRCULATION
271° 17' 00" 63.419 m
CAR
TURNING
BAY
EXISTING SELF
STORAGE BUILDING
PARRAMATTA ROAD
101° 09' 30" 49.085 m
GRAVEL PATH OR SIMILAR
198° 40' 10" 20.519 m
189° 00' 00" 15.532 m
189° 00' 30" 7.84 m
180° 19' 50" 22.785 m
170° 17' 20" 20.085 m
169° 57' 20" 27.54 m
GRAVEL PATH OR SIMILAR
GRAVEL PATH OR SIMILAR
5OLL
4CG
30DC
4BS
3CH
30LL
4BS
40DC
3CH
30DR
3GH
15LL
2BS
INDUSTRIAL
BUILDING
PROPOSED LANDSCAPE PLAN
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
TREE PLANTING DETAIL SECTION
ADJOINING SURFACE
REFER TO PLANS FOR
TREE LOCATION
TREE ROOT BARRIER
PLANTING NOTES
FINAL PLANT SIZES MAY BE ADJUSTED AS NECESSARY TO SUIT AVAILABILITY OF PLANT SPECIES AT TIME OF IMPLEMENTATION AND FINAL PROJECT BUDGET.
SHOULD PROPOSED PLANT LOCATION HAVE THE POTENTIAL TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL ADVISE AND AWAIT INSTRUCTIONS PRIOR TO PROCEEDING.
EXISTING TREES SHOWN ON DRAWINGS TO BE RETAINED SHALL BE PROTECTED AS REQUIRED DURING CONSTRUCTION. THE BUILDER SHALL BE RESPONSIBLE FOR SUBGRADE EXCAVATION AND PREPARATION TO ALLOW FOR GRAVEL, TOPSOIL AND MULCH DEPTHS.
NEW BEDS, IMPORTED TOPSOIL AS SPECIFIED SHALL BE SPREAD TO THE SITE AS FOLLOWS:
NEW ON GRADE PLANTING BEDS 200MM DEPTH OF TOPSOIL/COMPOSITE PLANTING MIX AS SPECIFIED
ON STRUCTURE PLANTER AREAS AND TURF AREAS 400MM DEPTH OF PLANTER BOX MIX AS SPECIFIED
MOUNDED HIGHER WHERE POSSIBLE.
NEW PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 75MM WITH 15MM HORTICULTURAL GRADE PINEBARK.
MAINTENANCE
CONTRACTOR SHALL MAINTAIN SITE FOR AN EXTENDED PLANTING ESTABLISHMENT AND MAINTENANCE PERIOD FOLLOWING PRACTICAL COMPLETION.
PLANT SCHEDULE
ID | BOTANICAL NAME | COMMON NAME | MATURE HEIGHT (m) | SIZE | QTY
TREES
TL | TRISTANIOPSIS LAURINA | WATER GUM | 15m | 75L | 2
SHRUBS
BS | BANKSIA SPINULOSA | HAIR PIN BANKSIA | 2m | 150mm | 10
CG | CERATOPETALUM GUMMIFERUM | NSW CHRISTMAS BUSH | 5m | 150mm | 4
CH | CALLISTEMON VIMINALIS HANNAH RAY | CALLISTEMON HANNAH RAY | 3m | 150mm | 6
GH | GREVILLEA HONEY GEM | GREVILLEA HONEY GEM | 5m | 150mm | 3
GRASS / GROUNDCOVER
DC | DIANELLA CAERULEA | BLUE FLUX LILY | 0.5m | TUBE | 70
DR | DIANELLA REVOLUTA | MAUVE FLUX LILY | 0.5m | TUBE | 30
LL | LOMANDRA LONGIFOLIA | SPINY MAT RUSH | 0.5m | TUBE | 95
NOTE: PLANT QUANTITIES ON LANDSCAPE PLAN TO TAKE PRECEDENCE OVER QUANTITIES IDENTIFIED IN THIS SCHEDULE.
LEGEND
TL BS CG DC LL CH GH DR
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
B 09.09.2021 AMENDED FOR DEVELOPMENT APPLICATION ZK
A 01.11.2020 DEVELOPMENT APPLICATION ISSUE LP
No. Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: PROPOSED LANDSCAPE PLAN
A1 Scale: As indicated
A3 Scale: HALF A1 SCALE
Date: 27/11/20
Drawn: MF1
Drawing No: 19-082 DA03-3
Revision: B

VIEW FROM QUEEN STREET
KENNARDS SELF STORAGE

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

SEPTEMBER 2021 | DEVELOPMENT APPLICATION 19-082 DA71 A

mchp.com.au

MCHP
ARCHITECTS

VIEW FROM PARRAMATTA ROAD
KENNARDS SELF STORAGE

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

SEPTEMBER 2021 | DEVELOPMENT APPLICATION 19-082 DA72 A

mchp.com.au

MCHP
ARCHITECTS

VIEW FROM RAILWAY STREET
KENNARDS SELF STORAGE

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

SEPTEMBER 2021 | DEVELOPMENT APPLICATION 19-082 DA73 A

mchp.com.au

MCHP
ARCHITECTS

VIEW FROM NIPPER STREET
KENNARDS SELF STORAGE

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

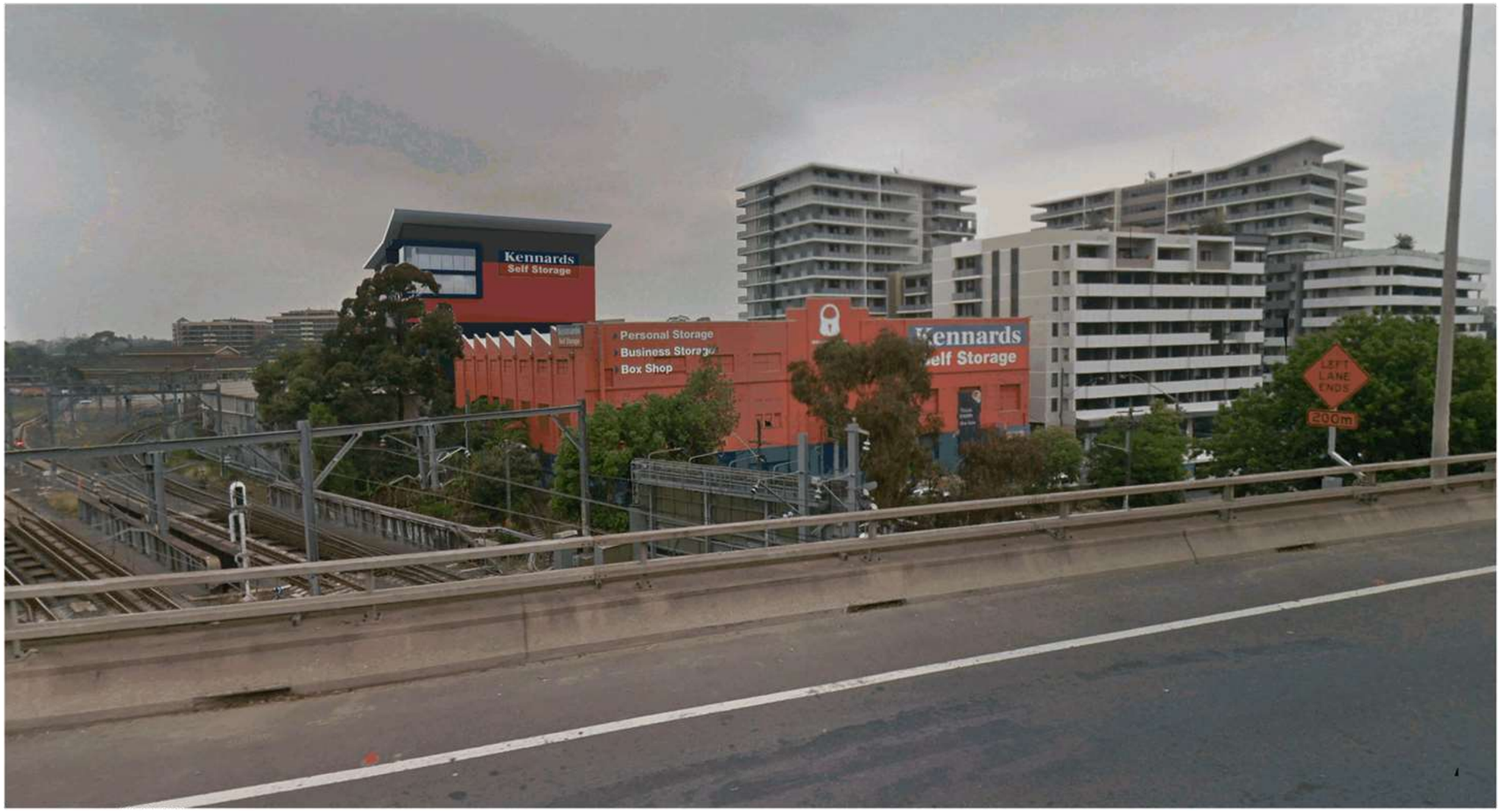
STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

SEPTEMBER 2021 | DEVELOPMENT APPLICATION 19-082 DA74 A

mchp.com.au

MCHP
ARCHITECTS



VIEW FROM WESTERN MOTORWAY, FACING SOUTH-WEST
KENNARDS SELF STORAGE

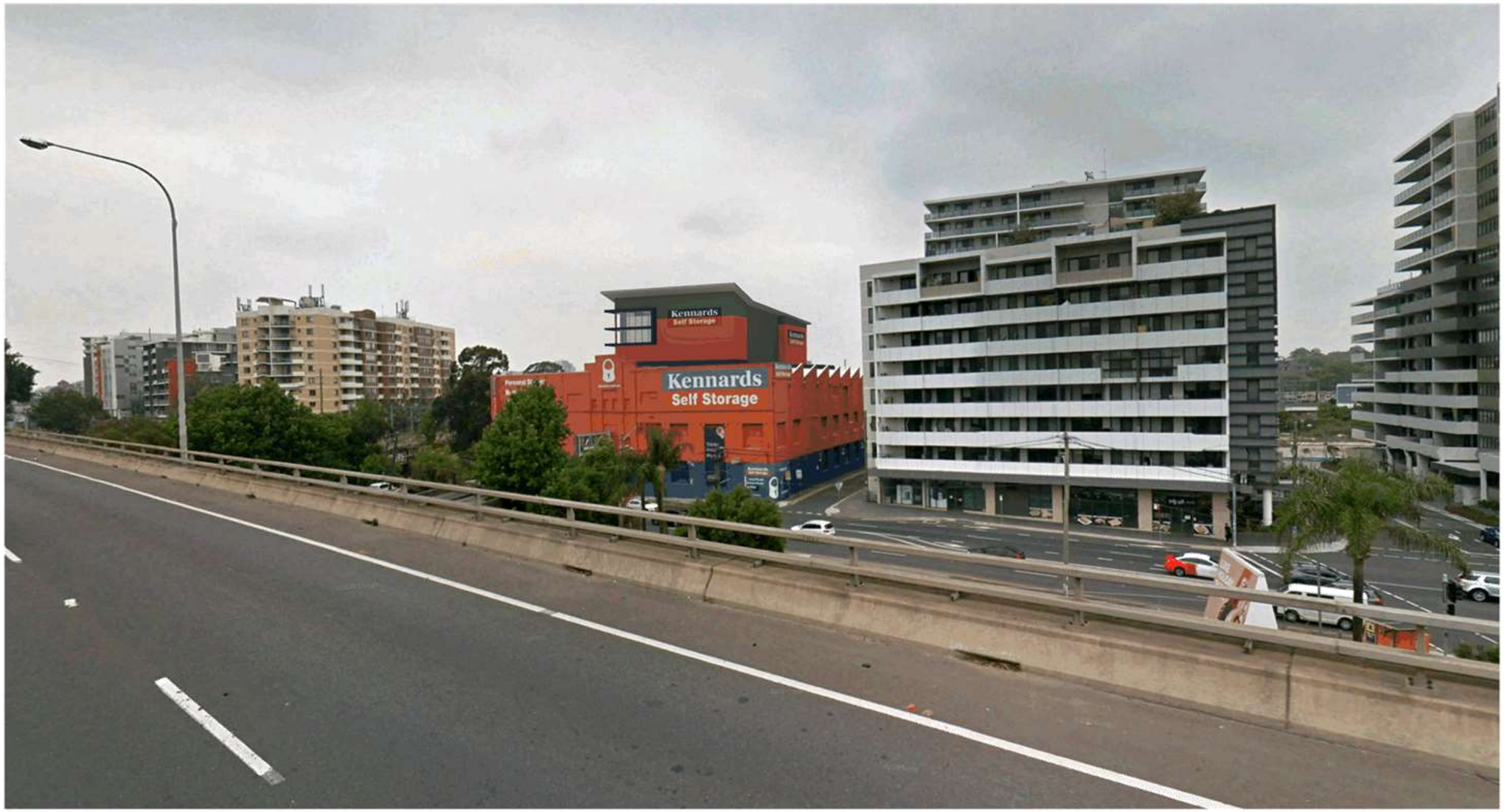
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

SEPTEMBER 2021 | DEVELOPMENT APPLICATION 19-082 DA75 A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

mchp.com.au
MCHP
ARCHITECTS



VIEW FROM WESTERN MOTORWAY, FACING SOUTH-EAST
KENNARDS SELF STORAGE

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

SEPTEMBER 2021 | DEVELOPMENT APPLICATION 19-082 DA76 A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

mchp.com.au

MCHP
ARCHITECTS

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT - OPTION 01

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

DEVELOPED ON THE BASIS OF THE "PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY"

CLIENT

KENNARDS SELF STORAGE

STATUS

PRELIMINARY CONCEPT DESIGN
SEPTEMBER 2021

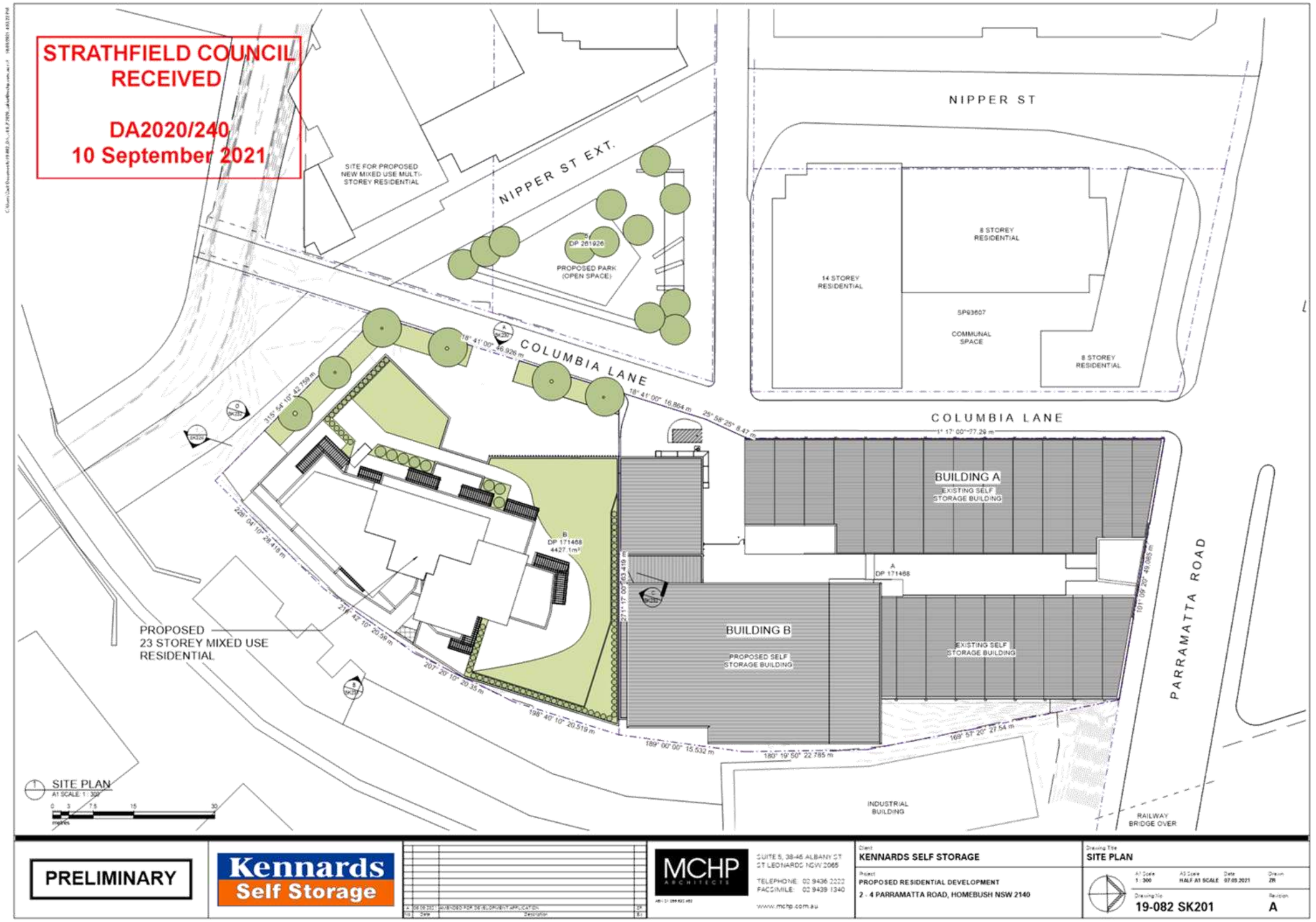
RESIDENTIAL DRAWING SCHEDULE - OPTION 01

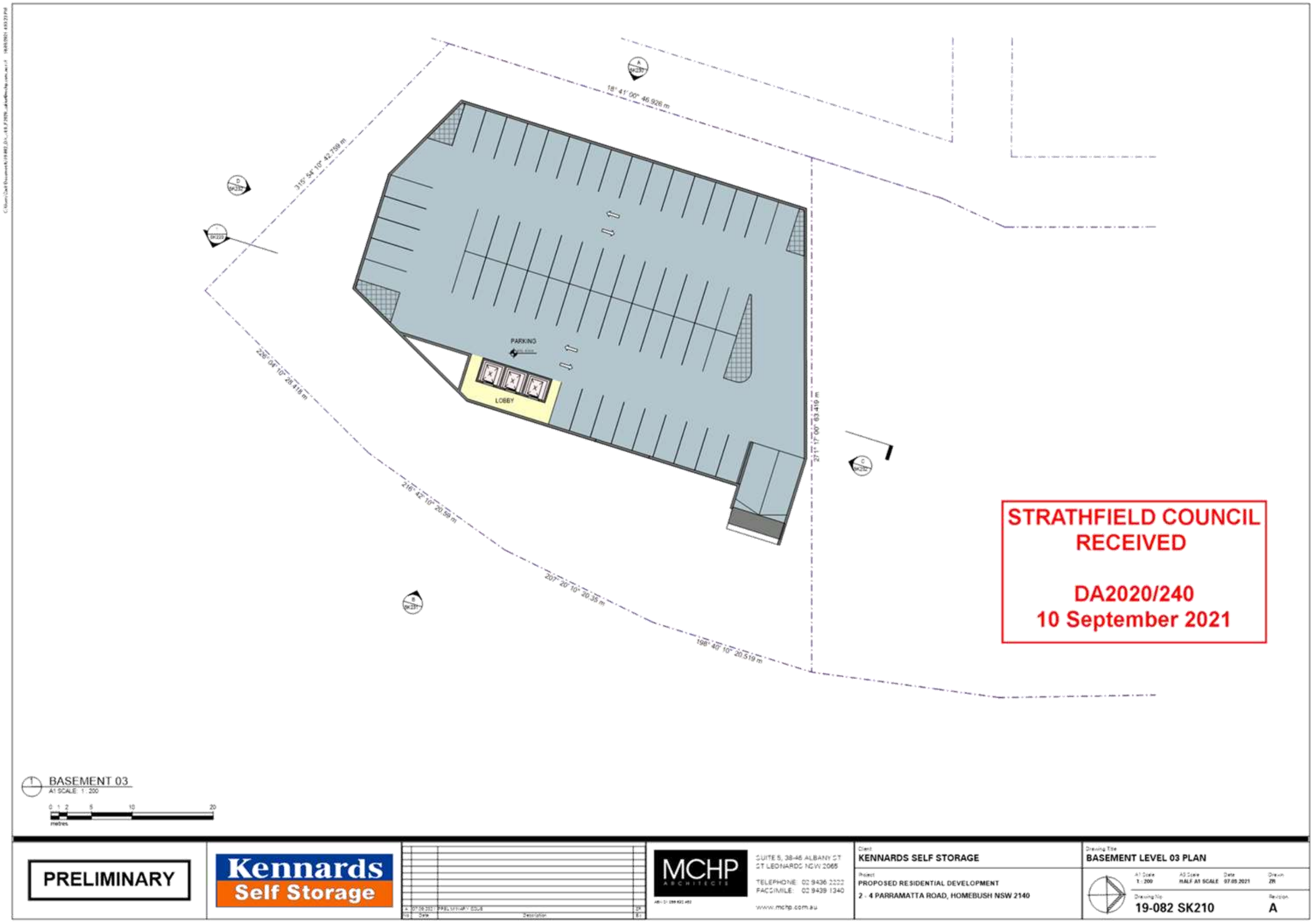
PROJECT	SHEET NO	DRAWING TITLE	REV
19-082	SK200	COVER SHEET	A
19-082	SK201	SITE PLAN	A
19-082	SK210	BASEMENT LEVEL 03 PLAN	A
19-082	SK211	BASEMENT LEVEL 02 PLAN	A
19-082	SK212	BASEMENT LEVEL 01 PLAN	A
19-082	SK213	LEVEL 01 PLAN	A
19-082	SK214	LEVEL 02 PLAN	A
19-082	SK215	LEVEL 03 & 04 PLAN	A
19-082	SK216	LEVEL 05 PLAN	A
19-082	SK217	LEVEL 06-22 PLAN	A
19-082	SK218	LEVEL 23 PLAN	A
19-082	SK220	SECTION 01	A
19-082	SK230	WEST ELEVATION	A
19-082	SK231	EAST ELEVATION	A
19-082	SK232	NORTH & SOUTH ELEVATION	A
19-082	SK240	SITE CONTEXTUAL PLAN	A
19-082	SK241	ORIENTATION PLAN & PERSPECTIVE IMAGES	A
19-082	SK246	CONTEXTUAL PERSPECTIVES - SHEET 1	A
19-082	SK247	CONTEXTUAL PERSPECTIVES - SHEET 2	A
19-082	SK248	CONTEXTUAL PERSPECTIVES - SHEET 3	A
19-082	SK249	CONTEXTUAL PERSPECTIVES - SHEET 4	A

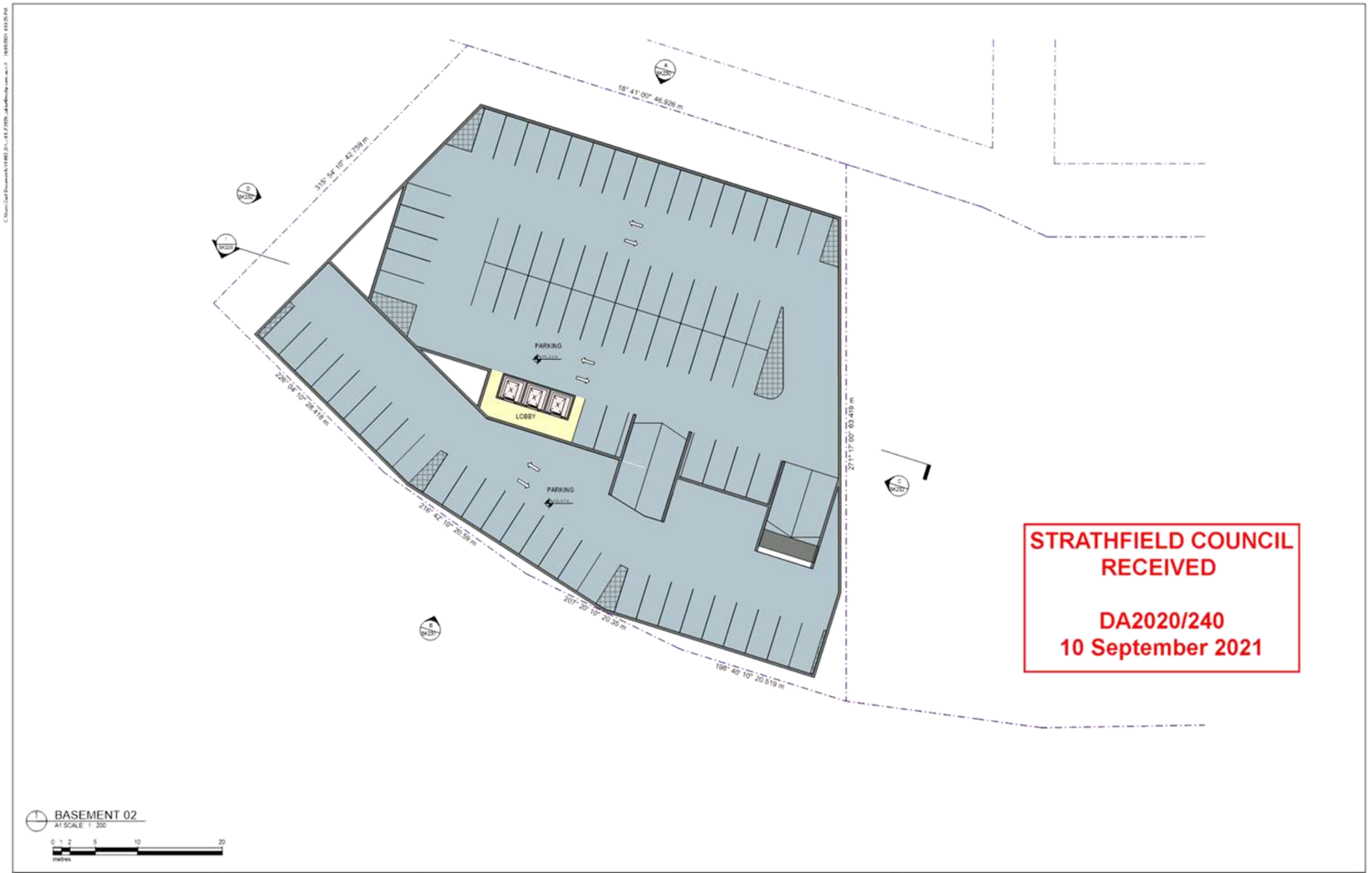
Kennards Self Storage

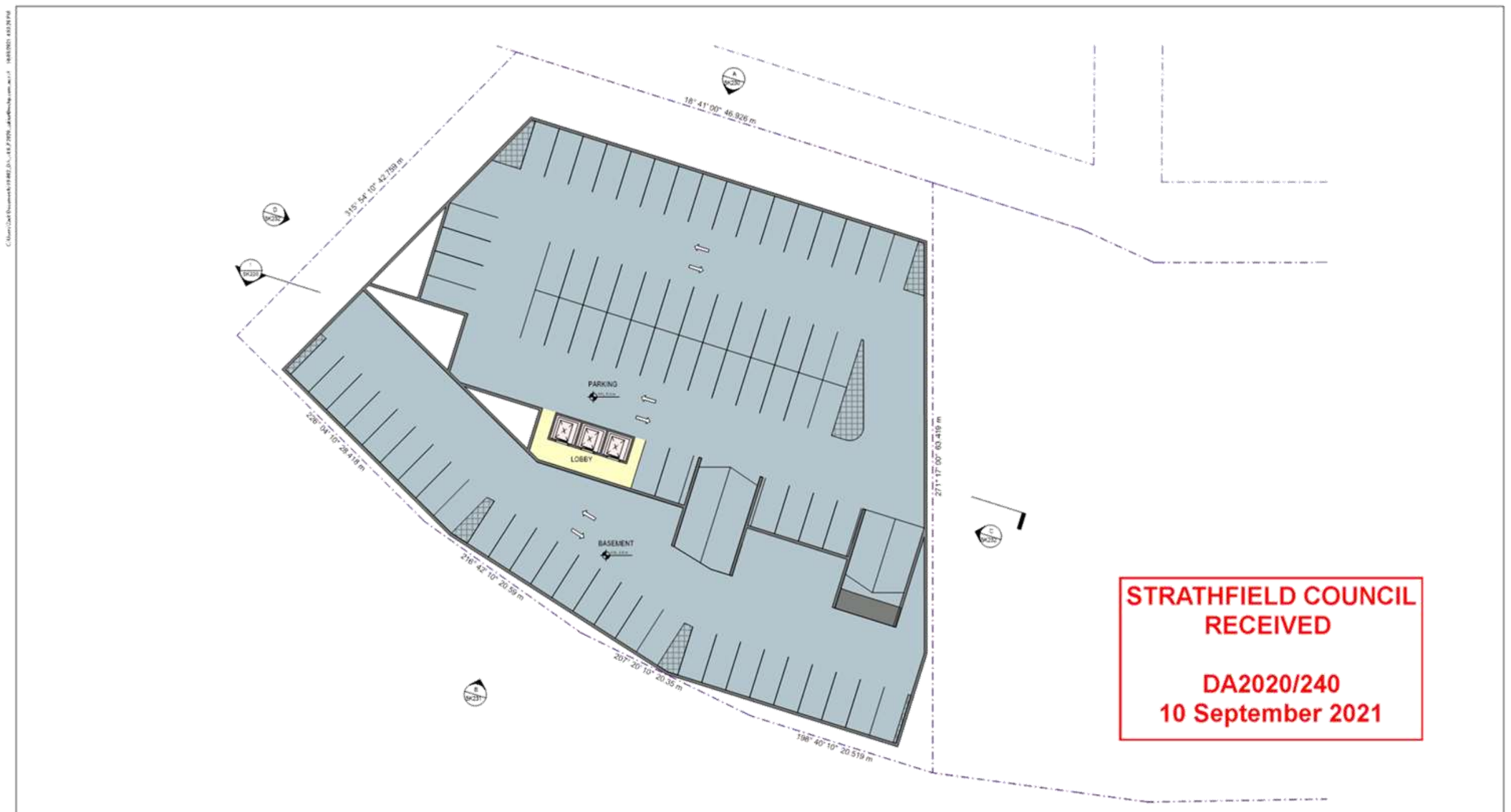
PRELIMINARY

ARCHITECT
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2322
FACSIMILE: 02 9439 1340
www.mchp.com.au


STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
NIPPER ST EXT.
B DP 261926
PROPOSED PARK (OPEN SPACE)
NIPPER ST
8 STOREY RESIDENTIAL
14 STOREY RESIDENTIAL
SP93607
COMMUNAL SPACE
8 STOREY RESIDENTIAL
COLUMBIA LANE
COLUMBIA LANE
BUILDING A
EXISTING SELF STORAGE BUILDING
A DP 171468
B DP 171468 4427.1m²
BUILDING B
PROPOSED SELF STORAGE BUILDING
EXISTING SELF STORAGE BUILDING
PARRAMATTA ROAD
PROPOSED 23 STOREY MIXED USE RESIDENTIAL
INDUSTRIAL BUILDING
RAILWAY BRIDGE OVER
SITE PLAN
A1 SCALE: 1 : 300
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: SITE PLAN
A1 Scale: 1 : 300
A3 Scale: HALF A1 SCALE
Date: 07.05.2021
Drawn: ZR
Drawing No: 19-082 SK201
Revision: A


18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 28.518 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
PARKING
LOBBY
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
BASEMENT 03
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2200
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: BASEMENT LEVEL 03 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.05.2021
Drawn: ZR
Drawing No: 19-082 SK210
Revision: A


18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 28.418 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
198° 45' 10" 20.519 m
271° 17' 00" 63.419 m
PARKING
LOBBY
PARKING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
BASEMENT 02
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
A 07.09.2021 PRELIMINARY ISSUE ZR
No. Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: BASEMENT LEVEL 02 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK211
Revision: A



STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

BASEMENT 01
A1 SCALE 1 : 200
0 1 2 5 10 20
metres

PRELIMINARY

Kennards Self Storage

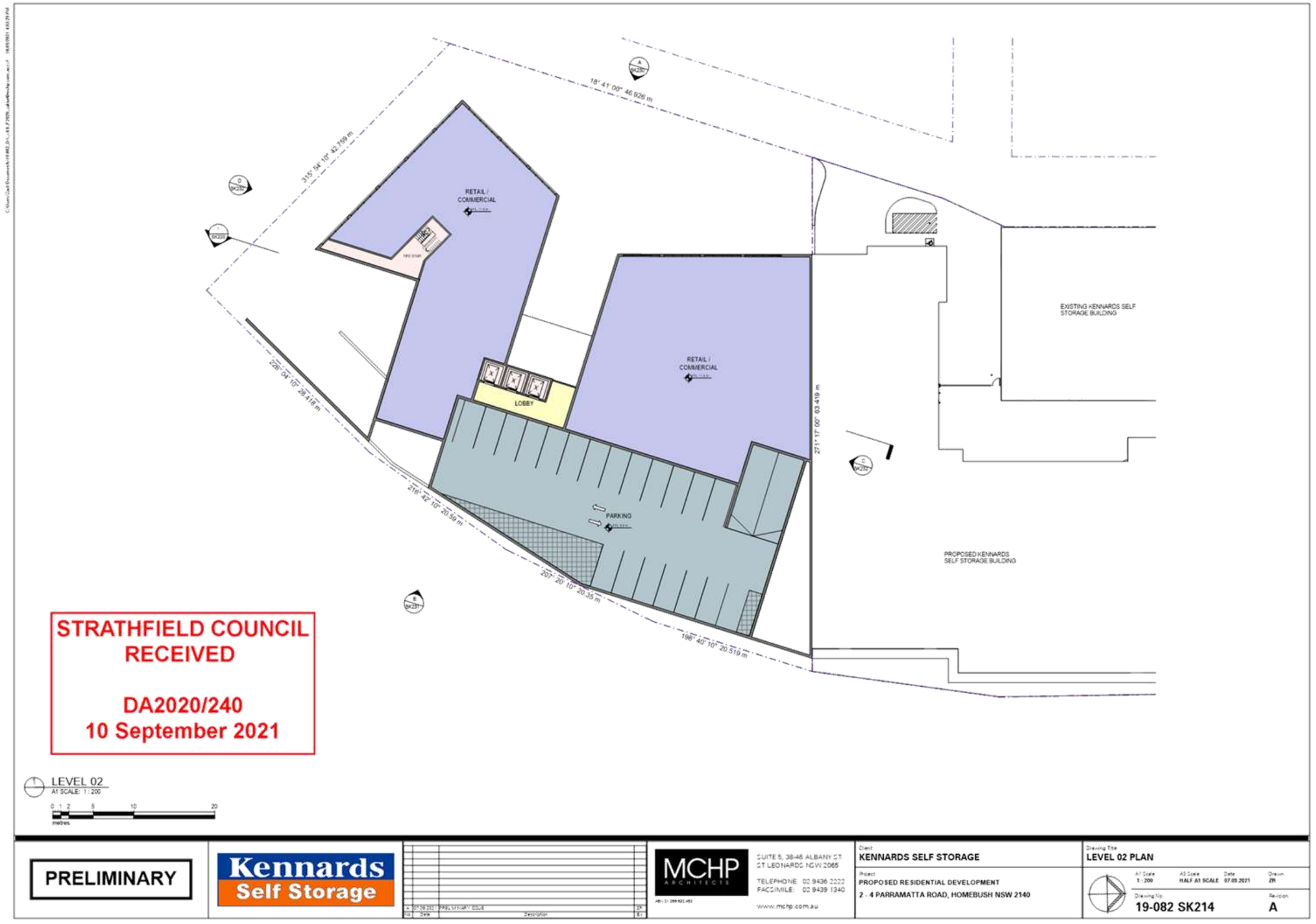
No.	Date	Description	By
A	07.09.2021	PRELIMINARY ISSUE	ZR

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

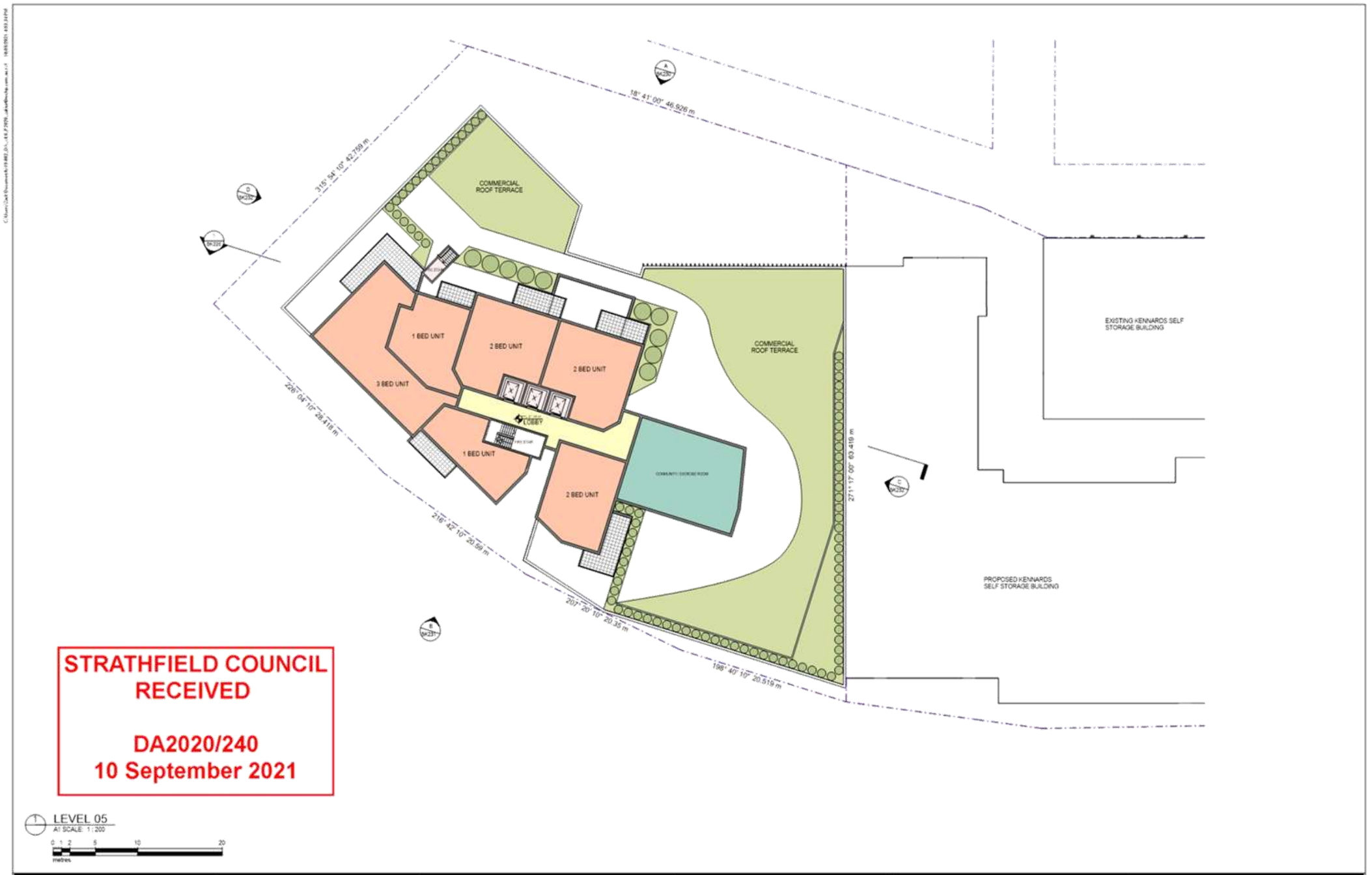
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: BASEMENT LEVEL 01 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK212
Revision: A


COLOMBIA LANE
18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
PUBLIC FORECOURT
RETAIL / COMMERCIAL
LOADING DOCK
UTILITY
LOBBY
UTILITY
RETAIL / COMMERCIAL
UTILITY
PARKING
PARKING
226° 04' 10" 28.416 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
196° 49' 10" 20.519 m
271° 17' 00" 63.419 m
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 01
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
A 07.09.2021 PRELIMINARY ISSUE ZR
No. Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2200
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: LEVEL 01 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK213
Revision: A


18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 29.416 m
216° 42' 10" 20.56 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
271° 17' 00" 63.419 m
RETAIL / COMMERCIAL
RETAIL / COMMERCIAL
LOBBY
PARKING
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 02
A1 SCALE: 1:200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: LEVEL 02 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.05.2021
Drawn: ZR
Drawing No: 19-082 SK214
Revision: A


18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 28.416 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
196° 40' 10" 20.516 m
271° 17' 00" 63.419 m
2 BED UNIT
1 BED UNIT
2 BED UNIT
2 BED UNIT
1 BED UNIT
2 BED UNIT
1 BED UNIT
LOBBY
SELF STORAGE
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 03 & 04
A1 SCALE 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
LEVEL 03 & 04 PLAN
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 07.05.2021
Drawn ZR
Drawing No 19-082 SK215
Revision A



STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

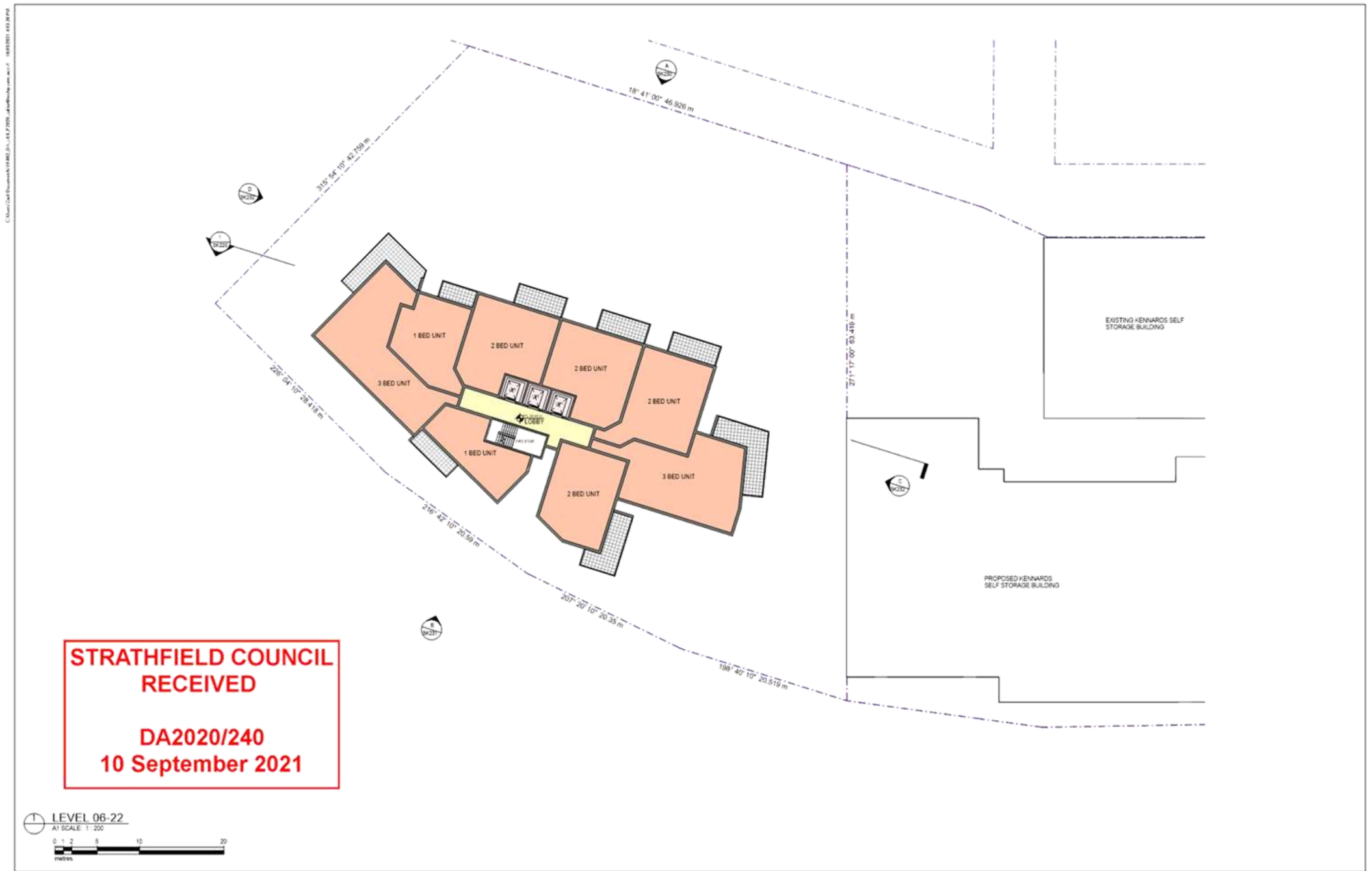
PRELIMINARY

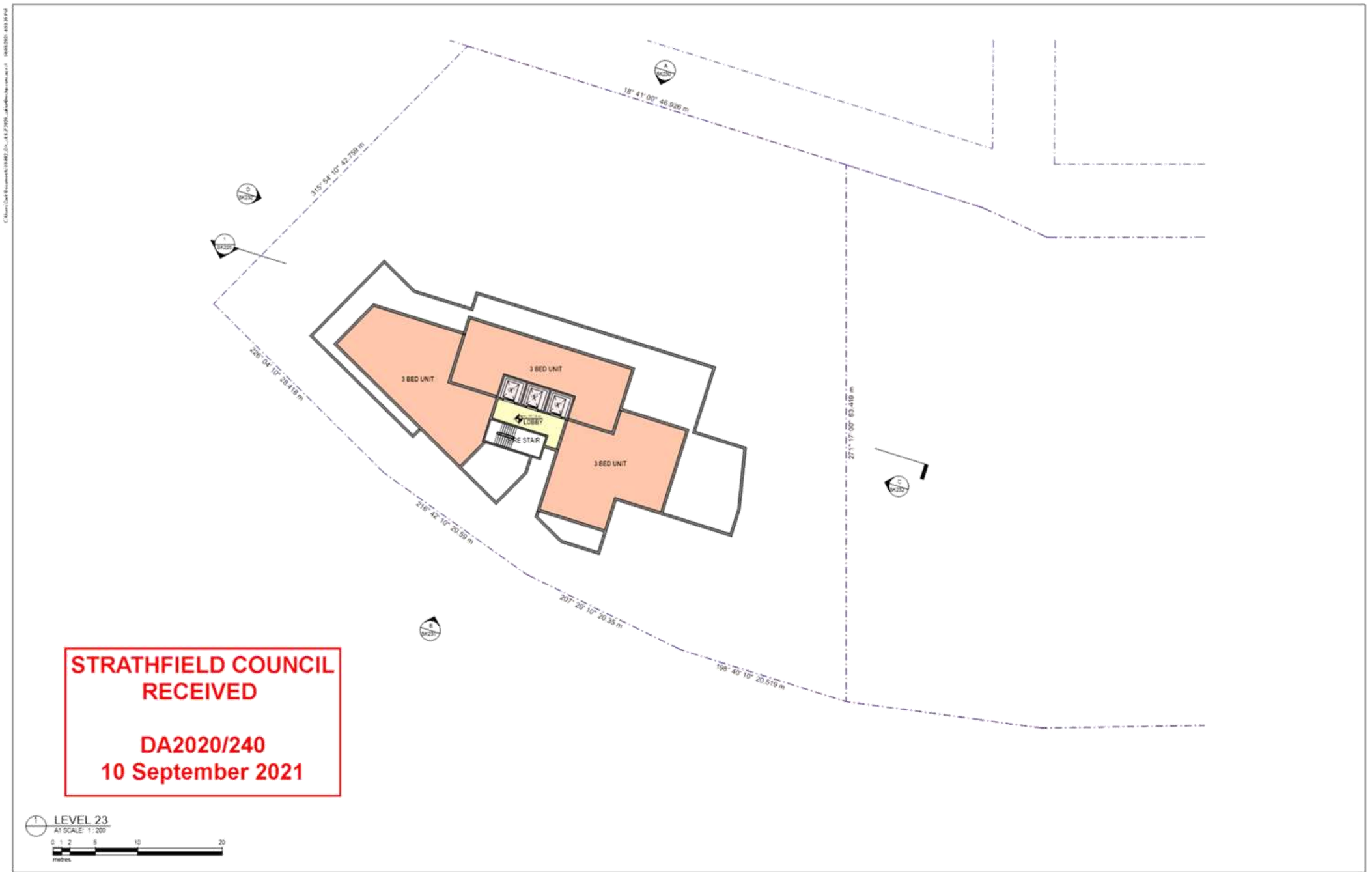
Kennards Self Storage

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: LEVEL 05 PLAN
A1 Scale: 1:200 | A3 Scale: HALF A1 SCALE | Date: 07.05.2021 | Drawn: ZR
Drawing No: 19-082 SK216 | Revision: A


18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 28.418 m
216° 42' 10" 20.58 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
217° 17' 00" 63.419 m
1 BED UNIT
2 BED UNIT
2 BED UNIT
2 BED UNIT
3 BED UNIT
LOBBY
1 BED UNIT
2 BED UNIT
3 BED UNIT
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 06-22
A1 SCALE: 1:200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
A 07.09.2021 PRELIMINARY ISSUE ZR
No. Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: LEVEL 06-22 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK217
Revision: A



STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

PRELIMINARY

Kennards Self Storage

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

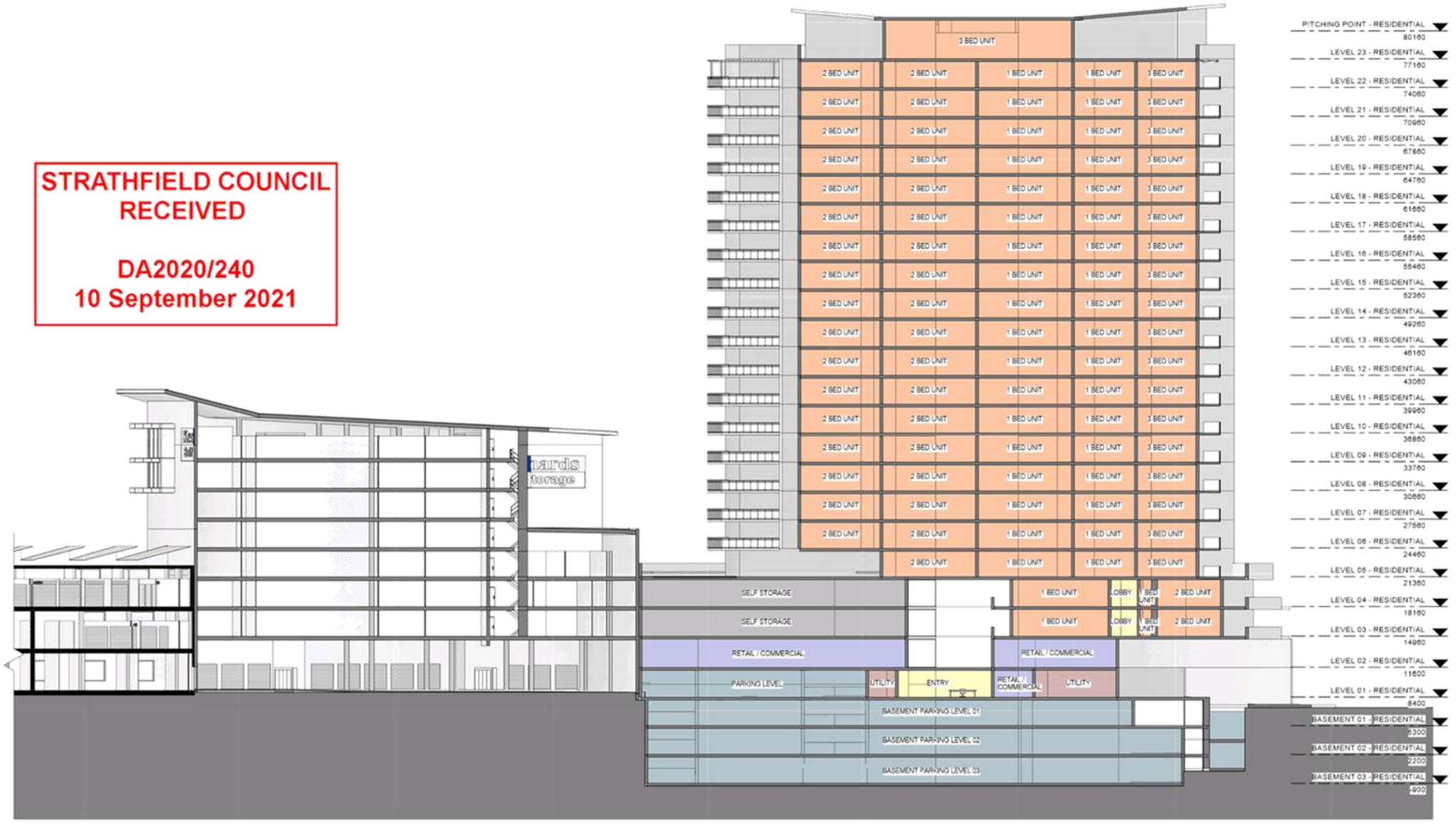
Drawing Title: LEVEL 23 PLAN

A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 07.05.2021 | Drawn: ZR

Drawing No: 19-082 SK218 | Revision: A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



1 SECTION 01
A1 SCALE: 1 : 200

PRELIMINARY

Kennards Self Storage

No	Date	Description	By
A	07.09.2021	PRELIMINARY ISSUE	ZR

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE 02 9436 2222
FACSIMILE 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: SECTION 01
A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 07.09.2021 | Drawn: ZR
Drawing No: 19-082 SK220 | Revision: A

PITCHING POINT - RESIDENTIAL 80160
LEVEL 23 - RESIDENTIAL 77160
LEVEL 22 - RESIDENTIAL 74060
LEVEL 21 - RESIDENTIAL 70960
LEVEL 20 - RESIDENTIAL 67860
LEVEL 19 - RESIDENTIAL 64760
LEVEL 18 - RESIDENTIAL 61660
LEVEL 17 - RESIDENTIAL 58560
LEVEL 16 - RESIDENTIAL 55460
LEVEL 15 - RESIDENTIAL 52360
LEVEL 14 - RESIDENTIAL 49260
LEVEL 13 - RESIDENTIAL 46160
LEVEL 12 - RESIDENTIAL 43060
LEVEL 11 - RESIDENTIAL 39960
LEVEL 10 - RESIDENTIAL 36860
LEVEL 09 - RESIDENTIAL 33760
LEVEL 08 - RESIDENTIAL 30660
LEVEL 07 - RESIDENTIAL 27560
LEVEL 06 - RESIDENTIAL 24460
LEVEL 05 - RESIDENTIAL 21360
LEVEL 04 - RESIDENTIAL 18160
LEVEL 03 - RESIDENTIAL 14960
LEVEL 02 - RESIDENTIAL 11600
LEVEL 01 - RESIDENTIAL 8400
BASEMENT 01 - RESIDENTIAL 5300
BASEMENT 02 - RESIDENTIAL 2200
BASEMENT 03 - RESIDENTIAL -900

A WEST ELEVATION
A1 SCALE 1 : 200

0 1 2 5 10 20
metres

PRELIMINARY

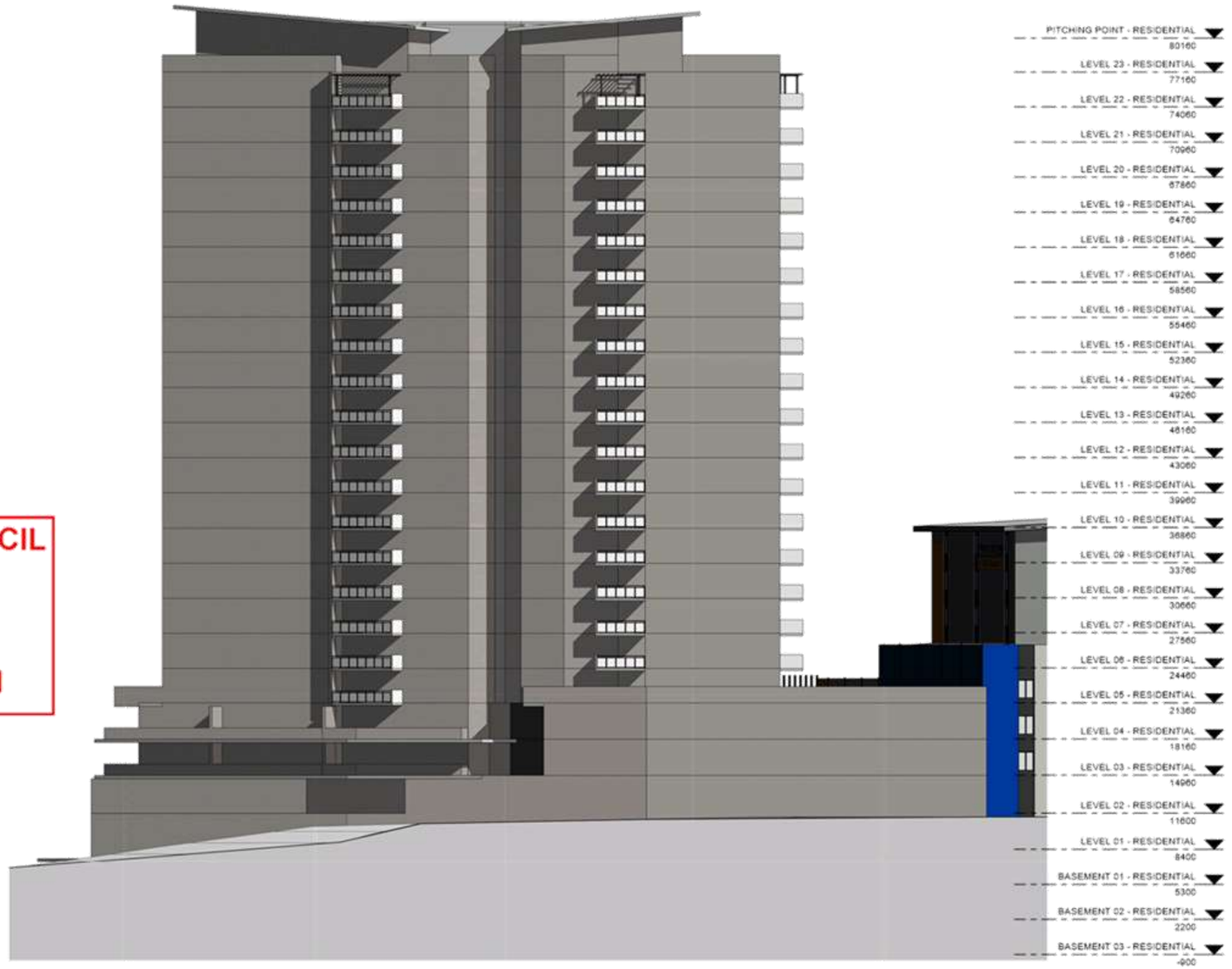
Kennards Self Storage

A 07.09.2021 PRELIMINARY ISSUE ZR
No. Date Description By

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: WEST ELEVATION
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK230
Revision: A



STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

B EAST ELEVATION
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres

PRELIMINARY

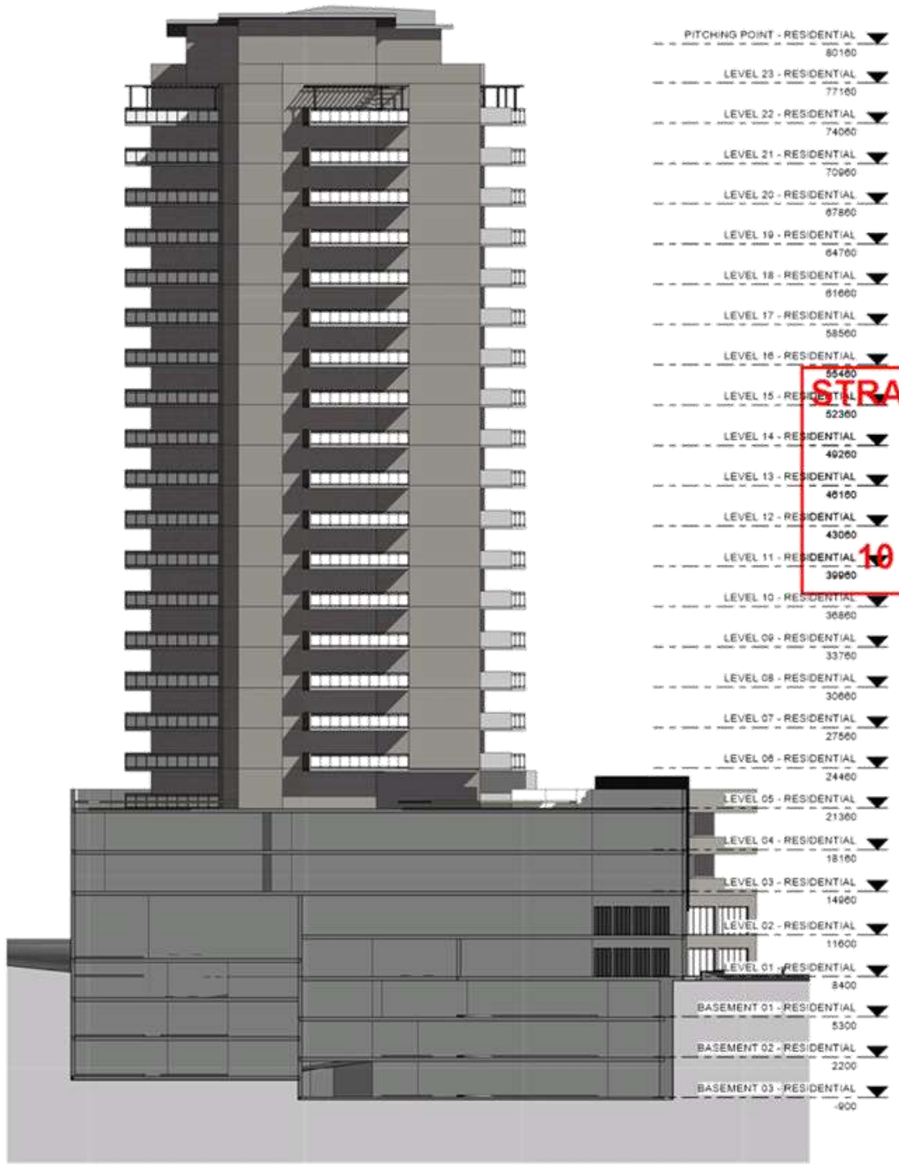
Kennards Self Storage

A 07.09.2021 PRELIMINARY ISSUE ZR
No. Date Description By

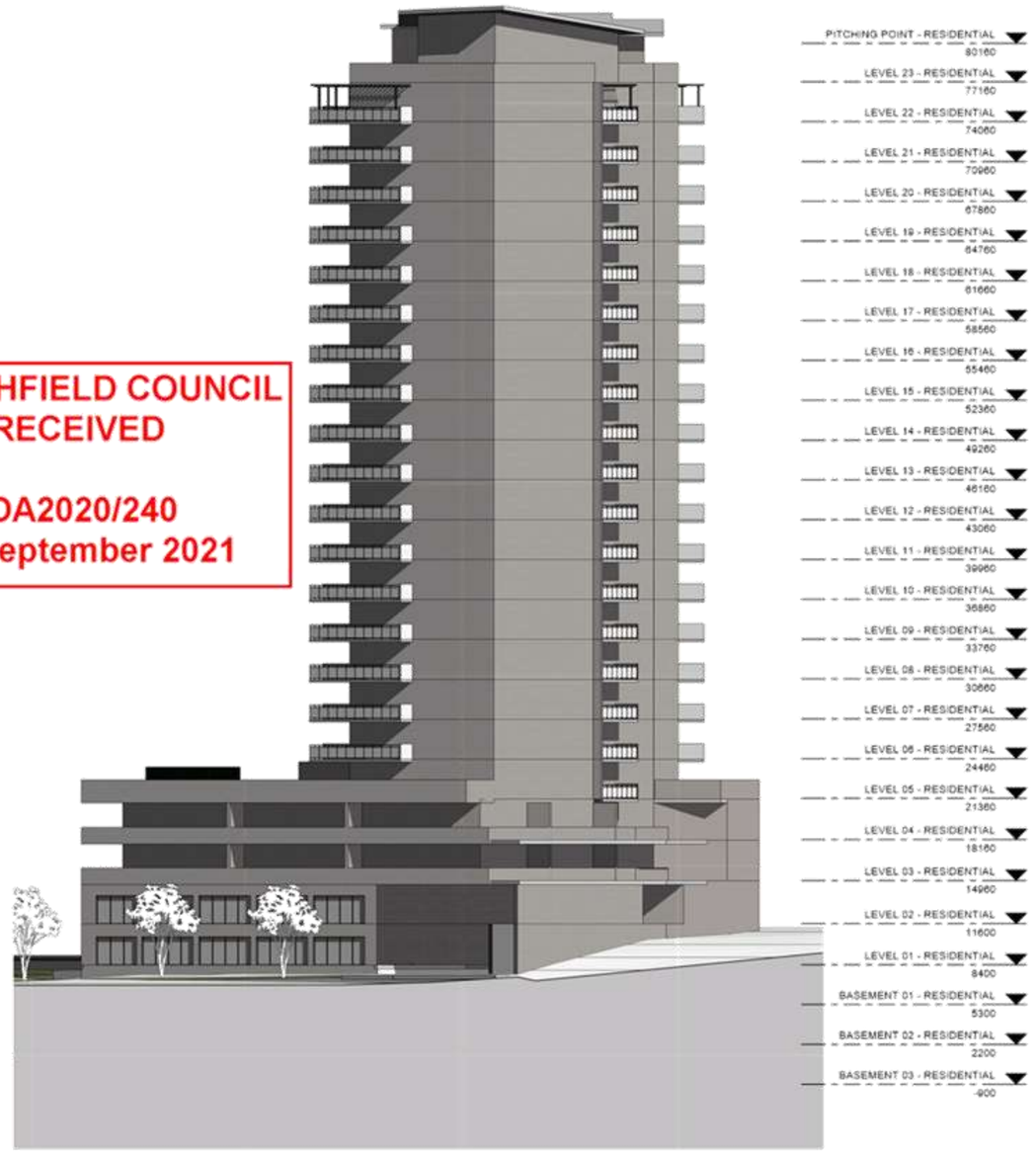
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: EAST ELEVATION
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK231
Revision: A



C NORTH ELEVATION
A1 SCALE: 1 : 200



D SOUTH ELEVATION
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres

PRELIMINARY

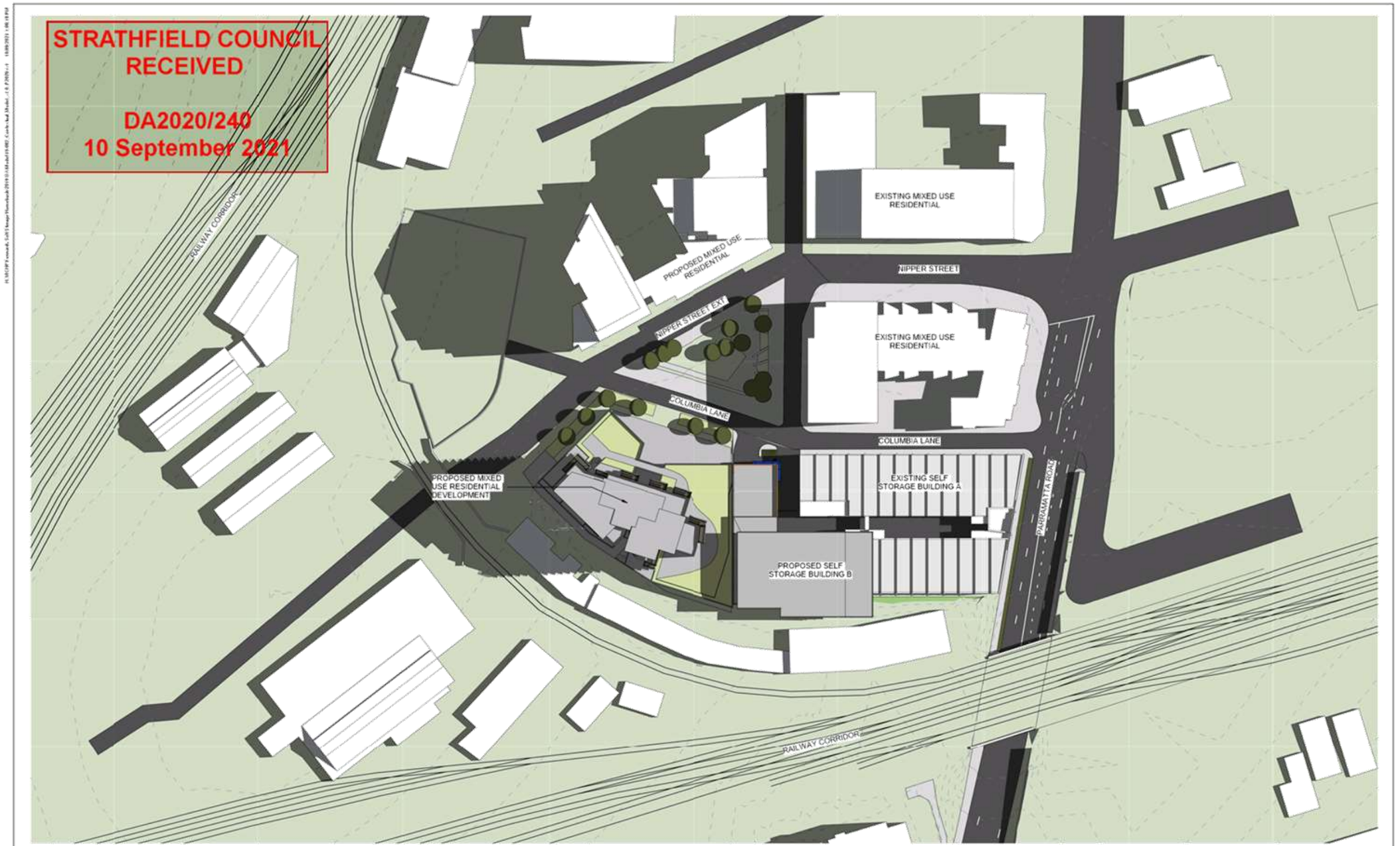
Kennards Self Storage

No.	Date	Description	By
A	07.09.2021	PRELIMINARY ISSUE	ZR

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: NORTH & SOUTH ELEVATION
A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 07.09.2021 | Drawn: ZR
Drawing No: 19-082 SK232 | Revision: A



1 SITE CONTEXTUAL PLAN
A1 SCALE: 1 : 600

PRELIMINARY

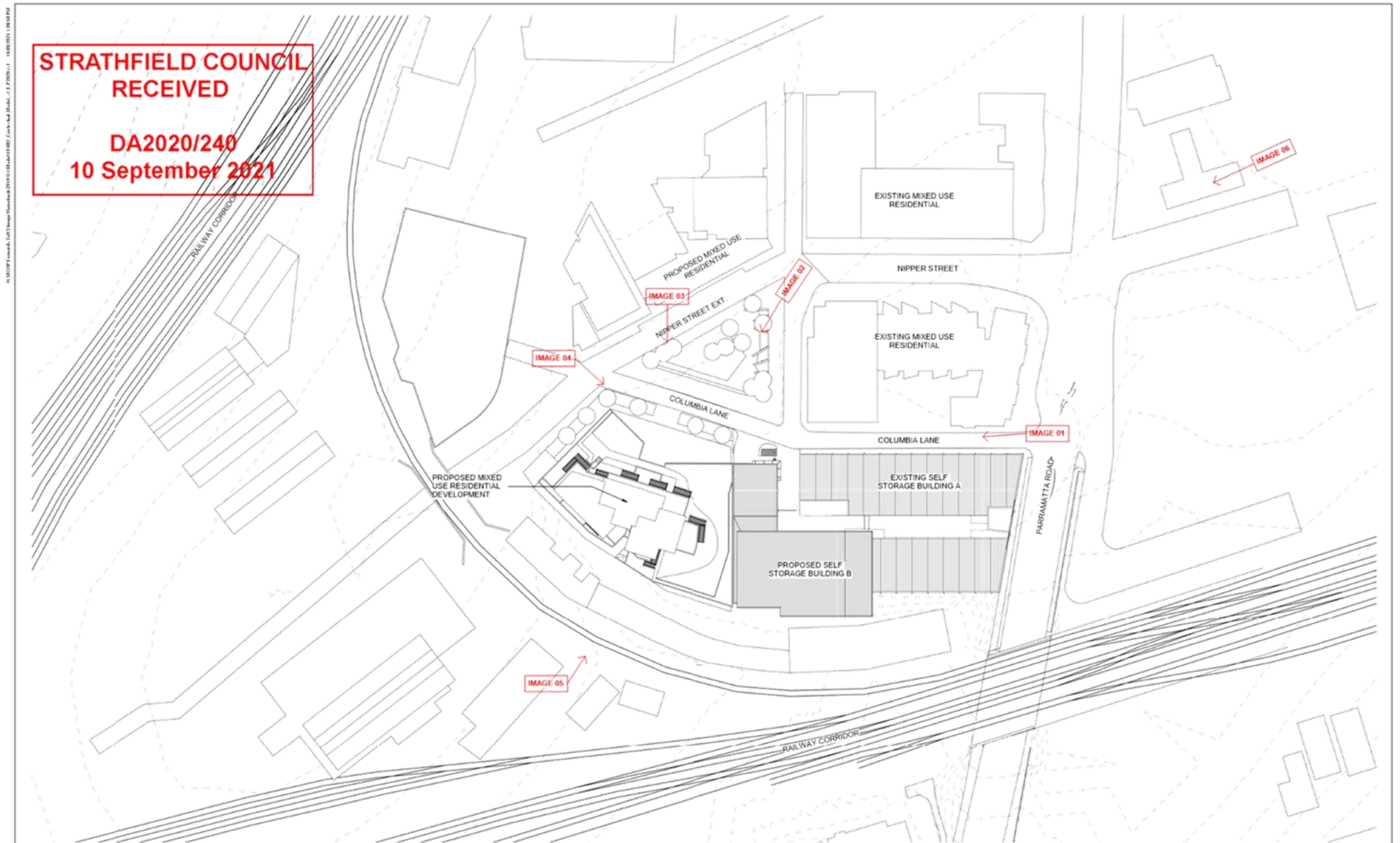
Kennards Self Storage

No	Date	Description	Dft
A	09.09.2021	PRELIMINARY ISSUE	MF1

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: SITE CONTEXTUAL PLAN
A1 Scale: 1 : 600 | A3 Scale: HALF A1 SCALE | Date: 05.05.2021 | Drawn: MF1
Drawing No: 19-082 SK240 | Revision: A



1 ORIENTATION OF CONTEXTUAL PERSPECTIVE IMAGES
A1 SCALE 1 : 600

PRELIMINARY

Kennards Self Storage

No	Date	Description	Drn
A	09.09.2021	PRELIMINARY ISSUE	DR

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: ORIENTATION PLAN FOR PERSPECTIVE IMAGES
A1 Scale: 1 : 600 | A3 Scale: HALF A1 SCALE | Date: 09.09.2021 | Drawn: ZR
Drawing No: 19-082 SK241 | Revision: A

01 RESIDENTIAL PERSPECTIVE 01
A1 SCALE: NOT TO SCALE

02 RESIDENTIAL PERSPECTIVE 02
A1 SCALE: NOT TO SCALE

PRELIMINARY

Kennards Self Storage

No.	Date	Description	Dft'r
A	09.09.2021	PRELIMINARY ISSUE	DFT

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 1

A1 Scale	A3 Scale	Date	Drawn
	HALF A1 SCALE	09.09.2021	ZR

Drawing No: 19-082 SK246
Revision: A

03 RESIDENTIAL PERSPECTIVE 03
A1 SCALE: NOT TO SCALE

PRELIMINARY

Kennards Self Storage

No	Date	Description	Drn
A	09.09.2021	PRELIMINARY ISSUE	DR

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 2

A1 Scale	A3 Scale	Date	Drawn
	HALF A1 SCALE	09/09/21	ZR

Drawing No: 19-082 SK247
Revision: A

04 RESIDENTIAL PERSPECTIVE 04
A1 SCALE: NOT TO SCALE

PRELIMINARY

Kennards Self Storage

No.	Date	Description	Dft
A	09.09.2021	PRELIMINARY ISSUE	DFT

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 3

A1 Scale	A3 Scale	Date	Drawn
	HALF A1 SCALE	09/09/21	ZR

Drawing No: 19-082 SK248
Revision: A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

05 CONTEXTUAL AERIAL VIEW (FROM SOUTH EAST)
A1 SCALE NOT TO SCALE

06 CONTEXTUAL AERIAL VIEW (FROM NORTH WEST)
A1 SCALE: NOT TO SCALE

PRELIMINARY

Kennards Self Storage

No	Date	Description	Dft
A	09.09.2021	PRELIMINARY ISSUE	BJ

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 4
A1 Scale: HALF A1 SCALE | A3 Scale | Date: 09.09.2021 | Drawn: MR1
Drawing No: 19-082 SK249
Revision: A

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT - OPTION 02

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

DEVELOPED ON THE BASIS OF THE "STRATHFIELD LEP 2012"

CLIENT

KENNARDS SELF STORAGE

STATUS

PRELIMINARY CONCEPT DESIGN
SEPTEMBER 2021

RESIDENTIAL DRAWING SCHEDULE - OPTION 02

PROJECT	SHEET NO	DRAWING TITLE	REV
19-082	SK300	COVER SHEET	A
19-082	SK301	SITE PLAN	A
19-082	SK310	BASEMENT LEVEL 02 PLAN	A
19-082	SK311	BASEMENT LEVEL 01 PLAN	A
19-082	SK312	LEVEL 01 PLAN	A
19-082	SK313	LEVEL 02 PLAN	A
19-082	SK314	LEVEL 03 & 04 PLAN	A
19-082	SK315	LEVEL 05 PLAN	A
19-082	SK316	LEVEL 06-10 PLAN	A
19-082	SK317	COMMUNAL ROOF TOP TERRACE PLAN	A
19-082	SK320	SECTION 01	A
19-082	SK330	WEST ELEVATION	A
19-082	SK331	EAST ELEVATION	A
19-082	SK332	NORTH & SOUTH ELEVATION	A
19-082	SK340	SITE CONTEXTUAL PLAN	A
19-082	SK341	ORIENTATION PLAN FOR PERSPECTIVE IMAGES	A
19-082	SK346	CONTEXTUAL PERSPECTIVES - SHEET 1	A
19-082	SK347	CONTEXTUAL PERSPECTIVES - SHEET 2	A
19-082	SK348	CONTEXTUAL PERSPECTIVES - SHEET 3	A
19-082	SK349	CONTEXTUAL PERSPECTIVES - SHEET 4	A

Kennards Self Storage

PRELIMINARY

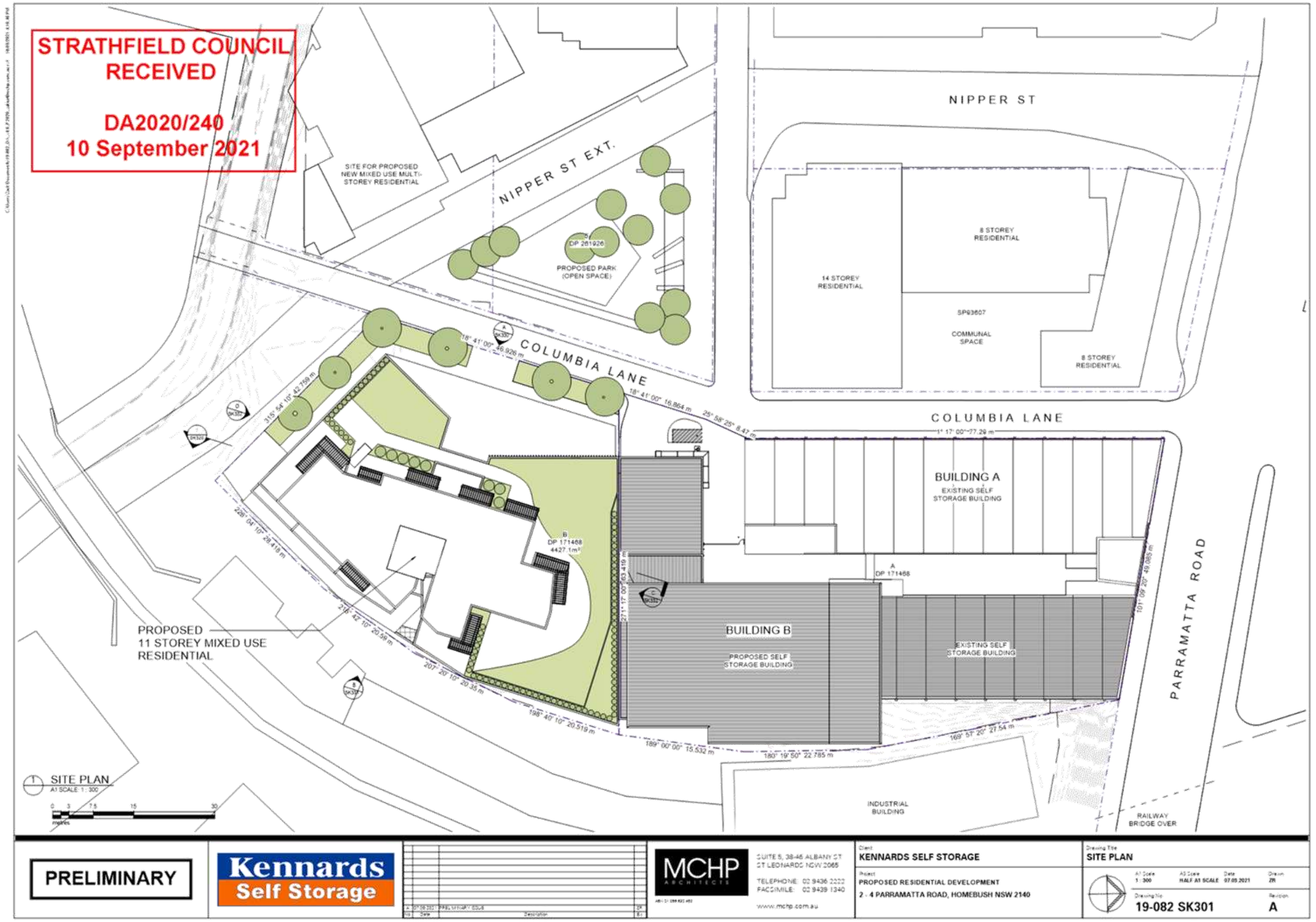
ARCHITECT

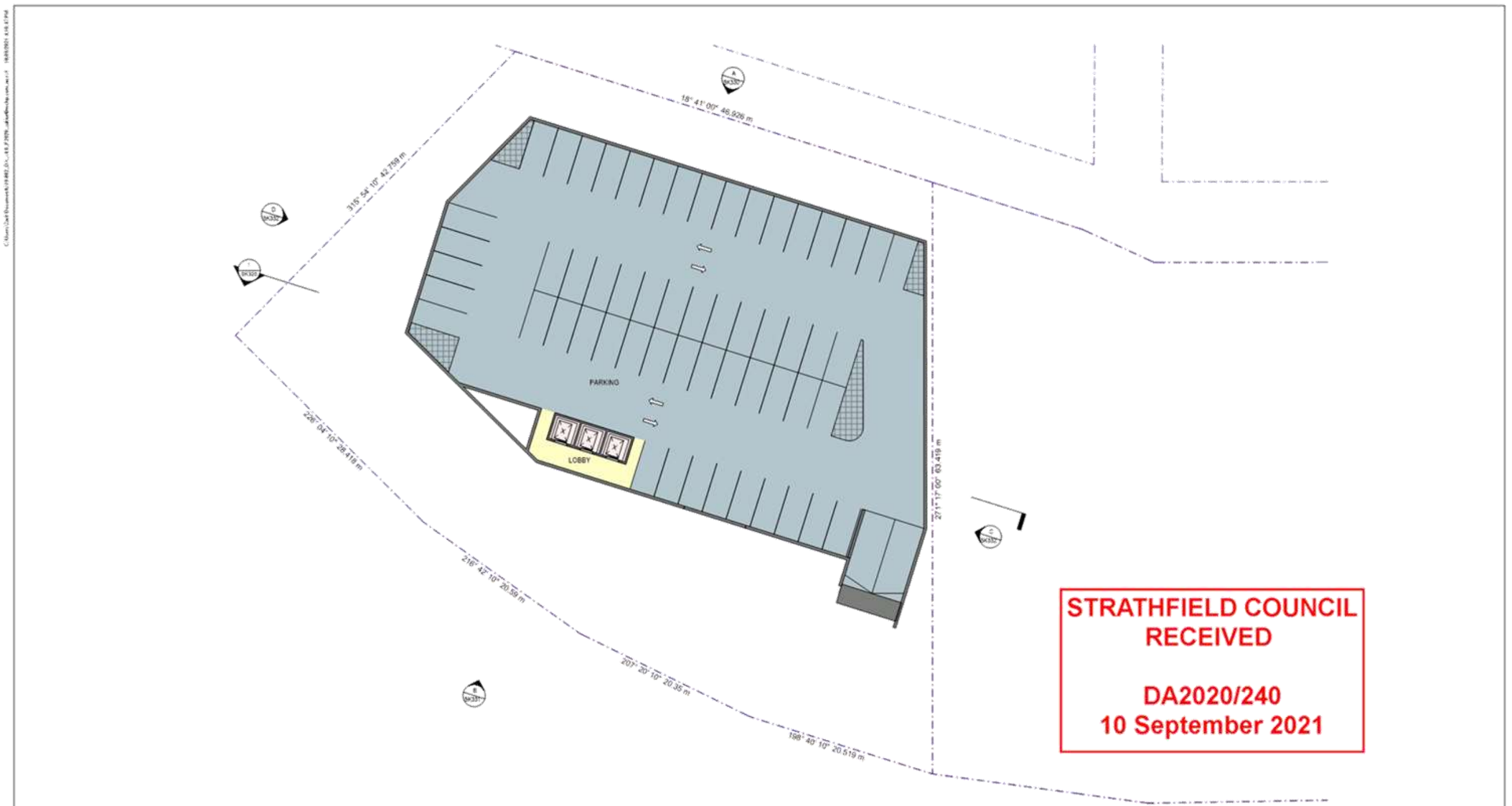
MCHP ARCHITECTS

SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065

TELEPHONE: 02 9436 2322
FACSIMILE: 02 9439 1340

www.mchp.com.au


STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
NIPPER ST EXT.
B DP 261926
PROPOSED PARK (OPEN SPACE)
NIPPER ST
8 STOREY RESIDENTIAL
14 STOREY RESIDENTIAL
SP93607
COMMUNAL SPACE
8 STOREY RESIDENTIAL
COLUMBIA LANE
COLUMBIA LANE
BUILDING A
EXISTING SELF STORAGE BUILDING
A DP 171468
B DP 171468 4427.1m²
PROPOSED 11 STOREY MIXED USE RESIDENTIAL
BUILDING B
PROPOSED SELF STORAGE BUILDING
EXISTING SELF STORAGE BUILDING
PARRAMATTA ROAD
INDUSTRIAL BUILDING
RAILWAY BRIDGE OVER
SITE PLAN
A1 SCALE: 1 : 300
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: SITE PLAN
A1 Scale: 1 : 300
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK301
Revision: A



BASEMENT 02
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres

PRELIMINARY

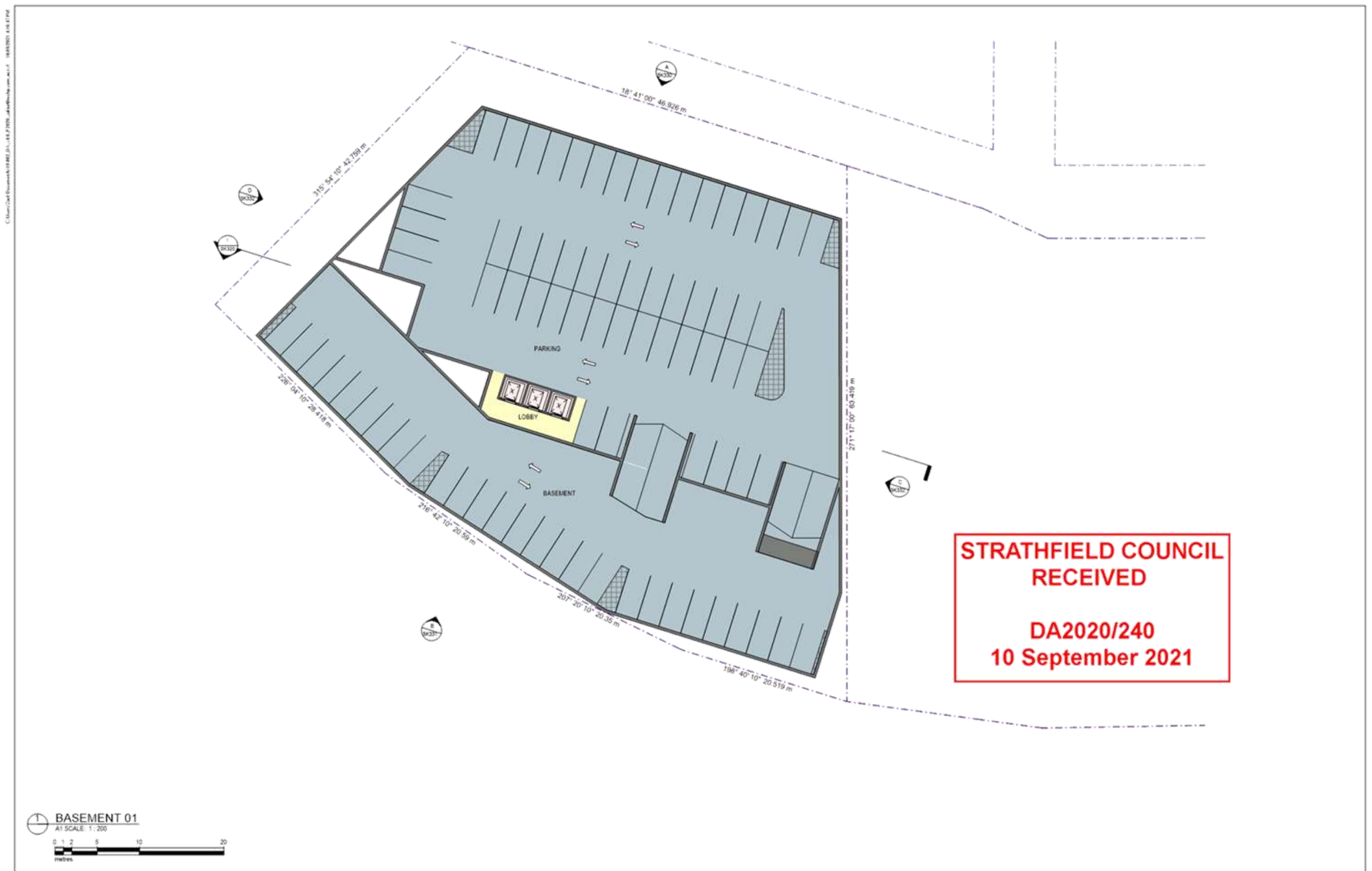
Kennards Self Storage

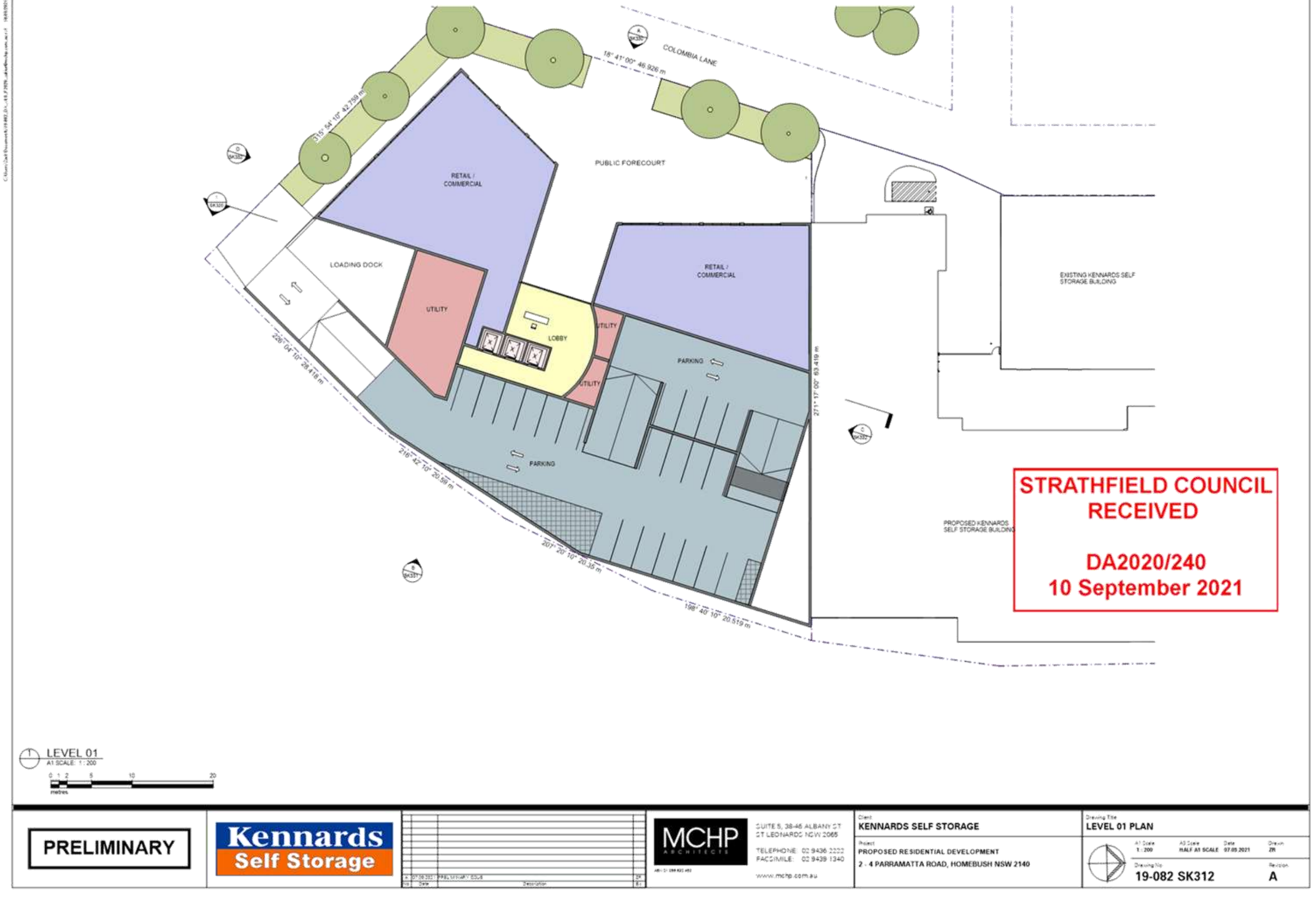
A	07.09.2021	PRELIMINARY ISSUE	ZR
No.	Date	Description	By

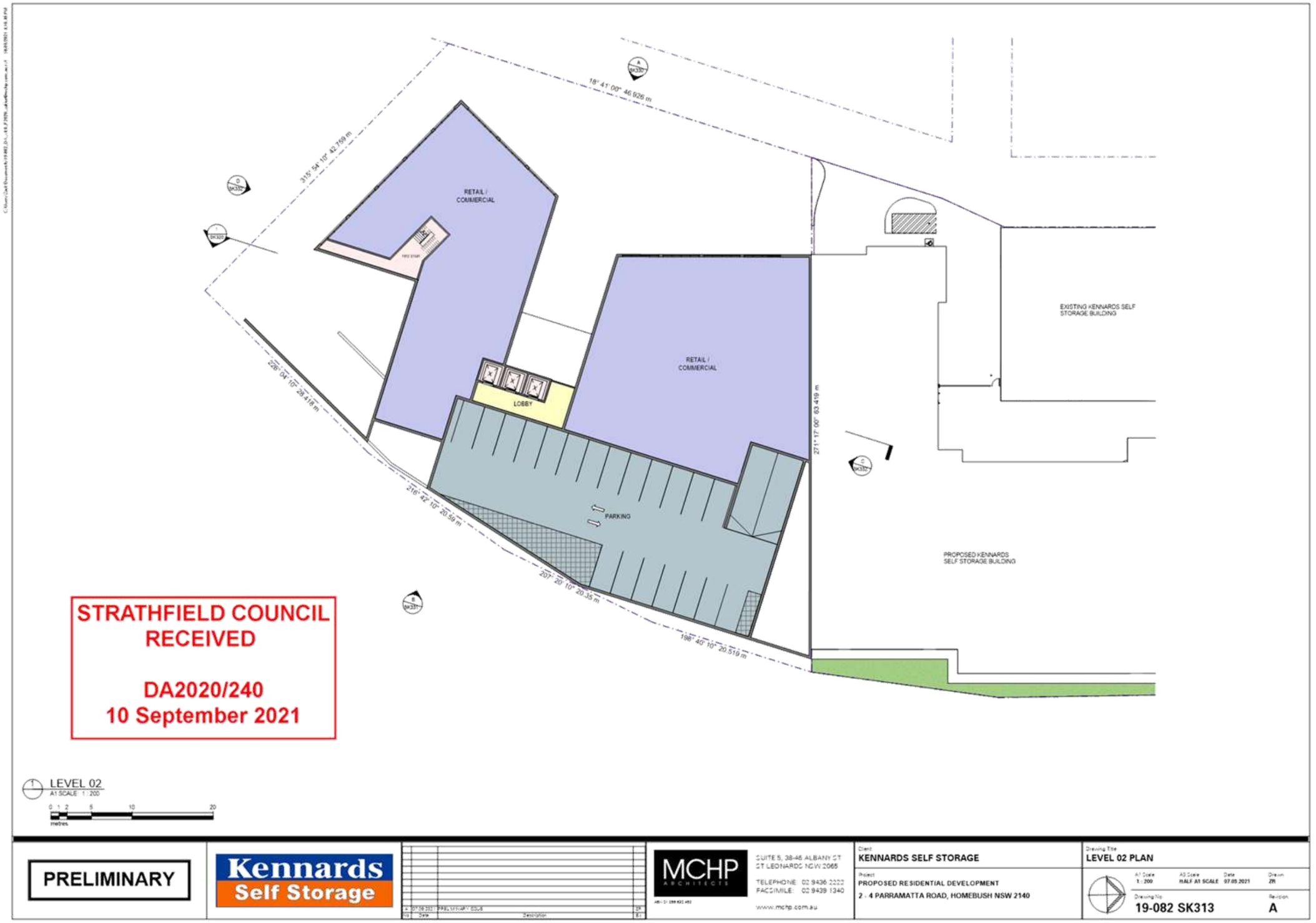
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2200
FACSIMILE: 02 9439 1340
www.mchp.com.au

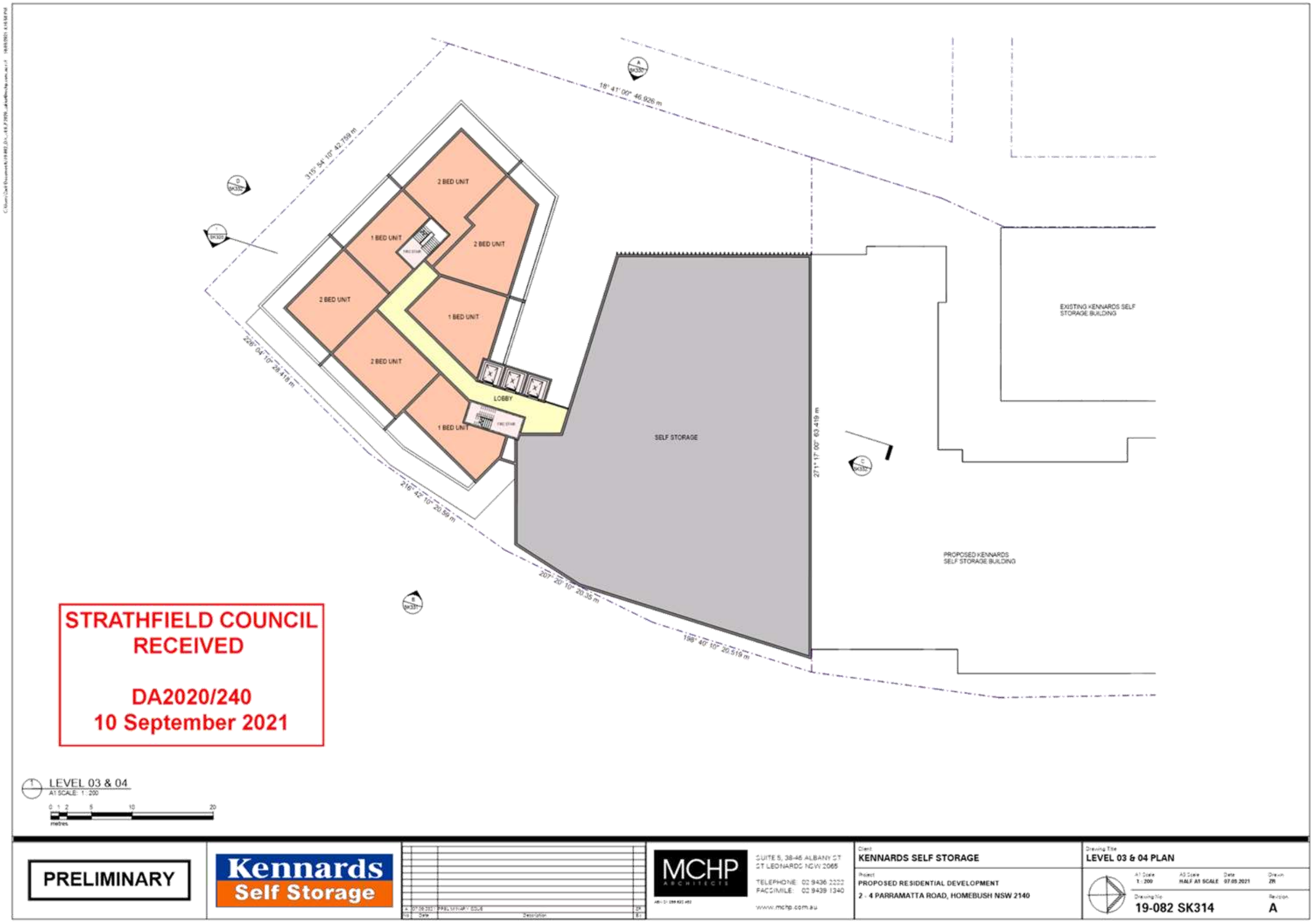
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

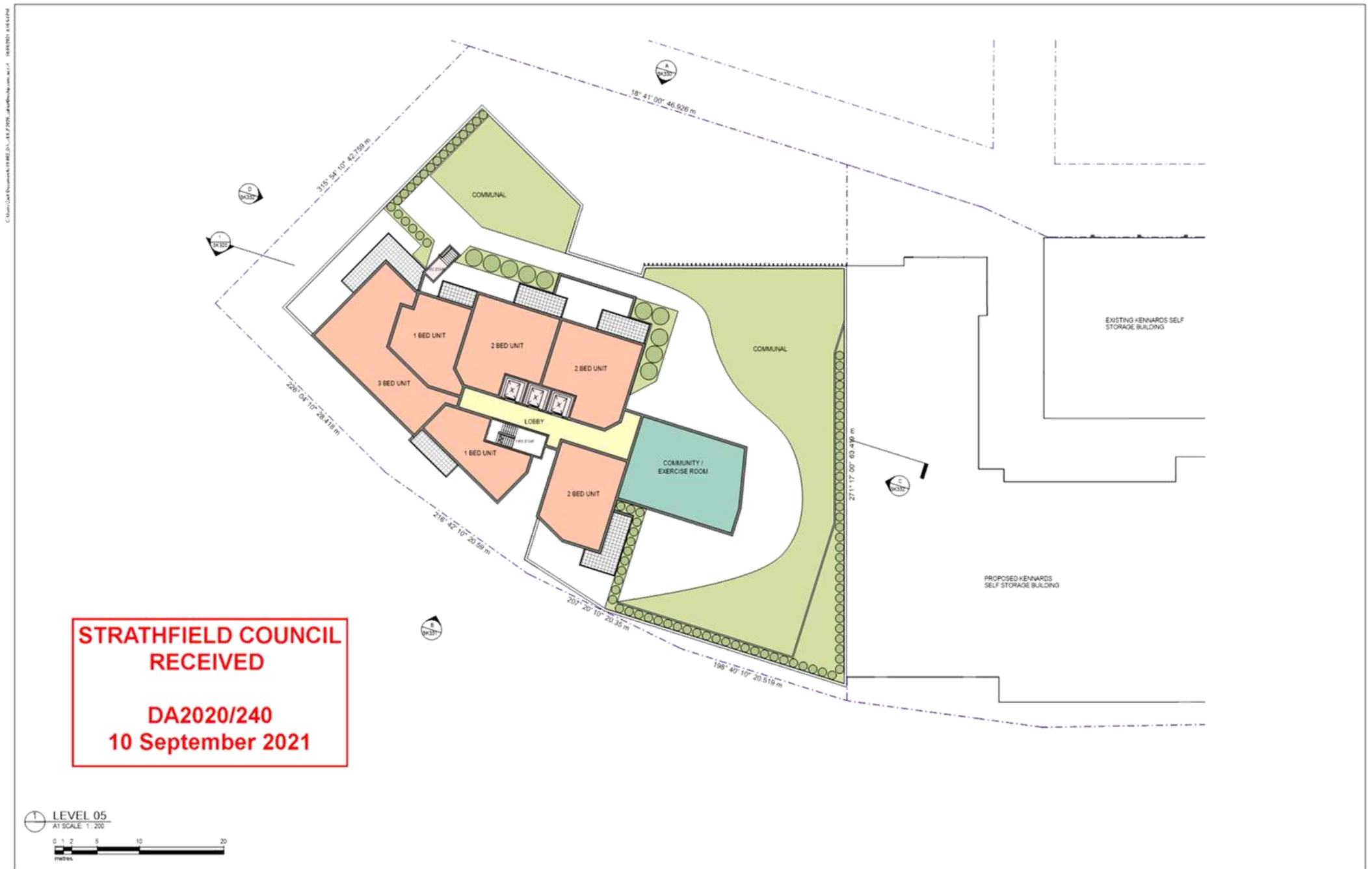
Drawing Title: BASEMENT LEVEL 02 PLAN
A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 07.09.2021 | Drawn: ZR
Drawing No: 19-082 SK310 | Revision: A

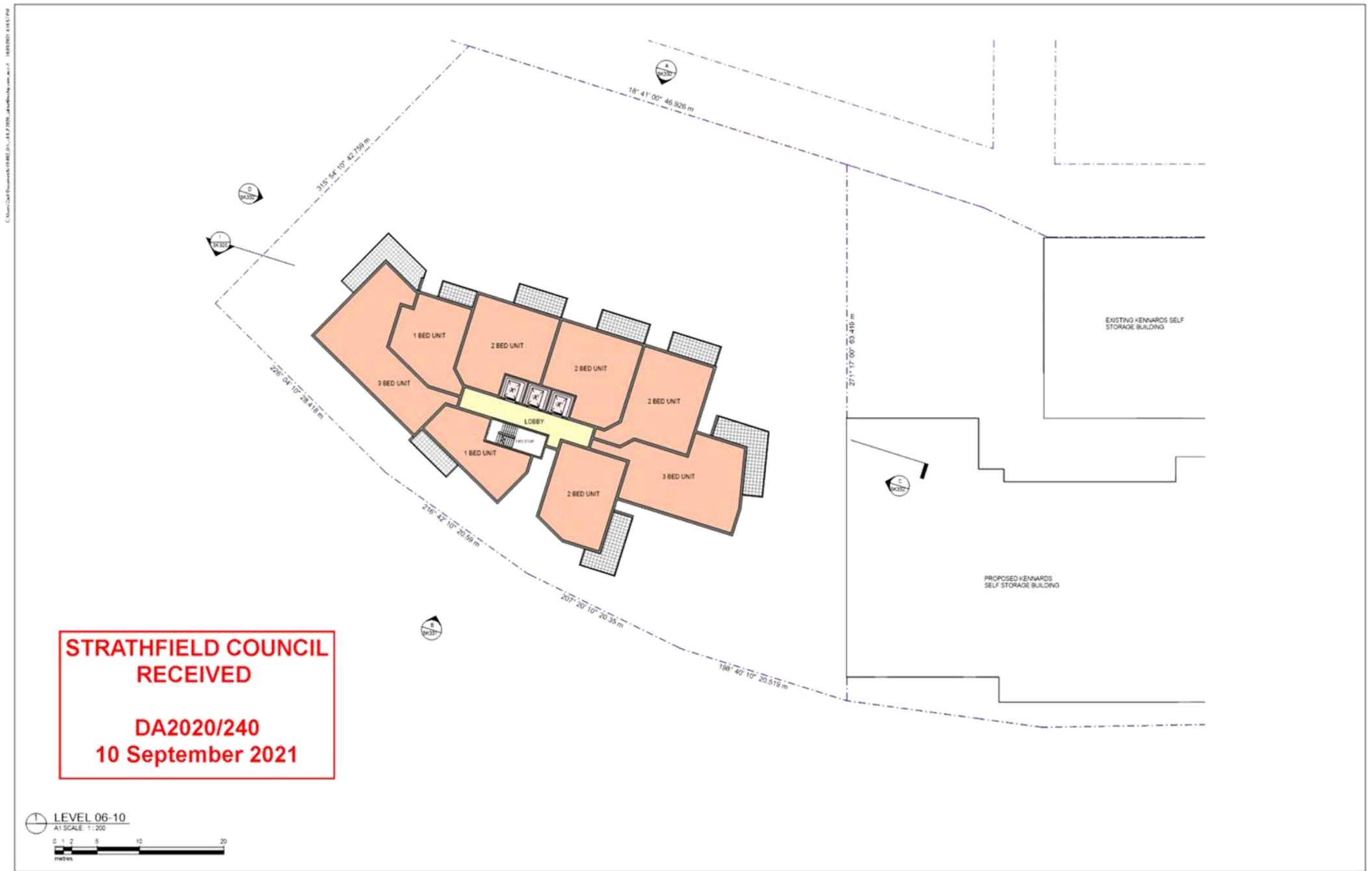

18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 28.416 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
271° 17' 00" 60.419 m
PARKING
LOBBY
BASEMENT
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
BASEMENT 01
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
BASEMENT LEVEL 01 PLAN
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 07.09.2021
Drawn ZR
Drawing No 19-082 SK311
Revision A

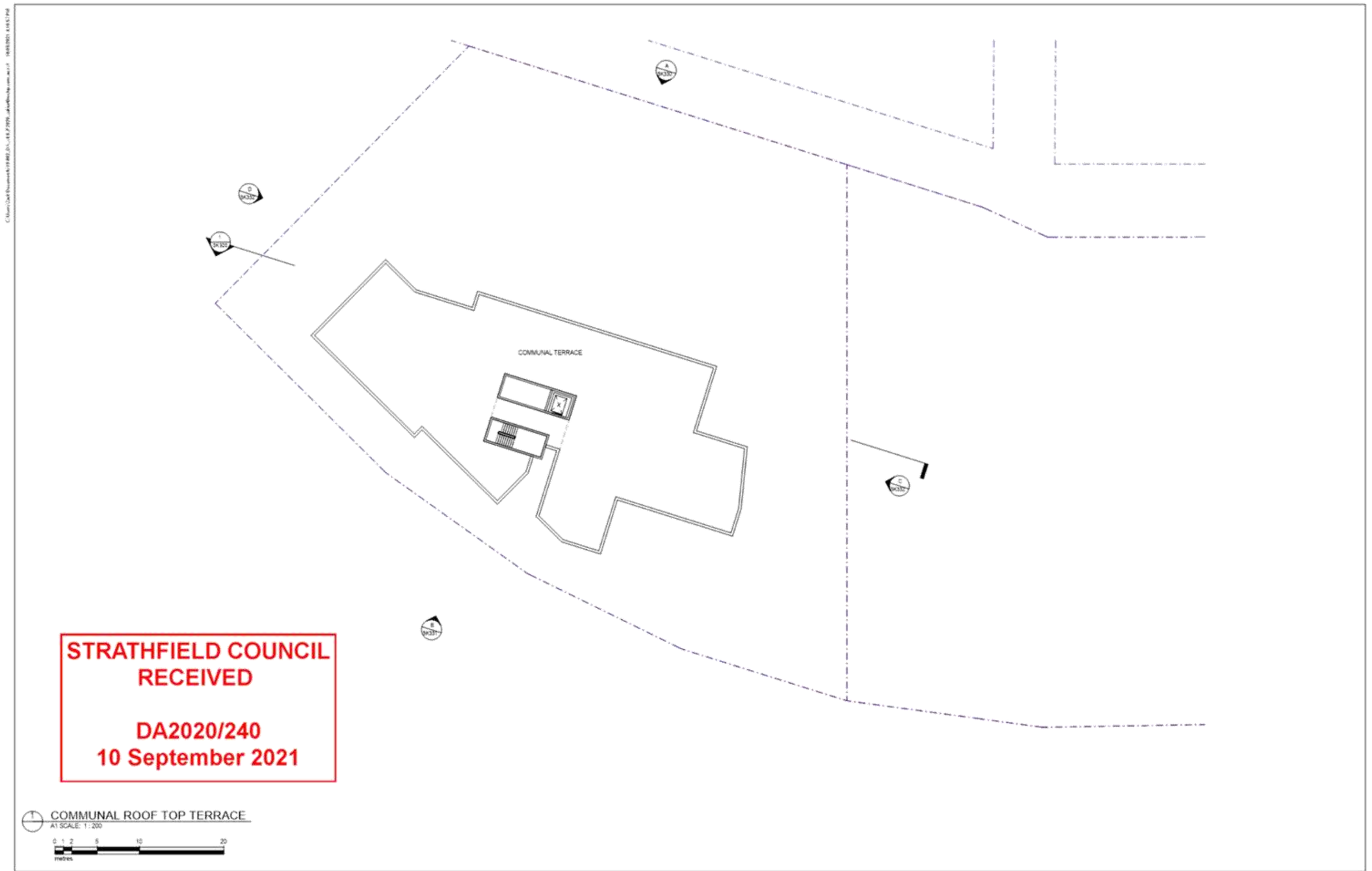

COLOMBIA LANE
18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
PUBLIC FORECOURT
RETAIL / COMMERCIAL
LOADING DOCK
UTILITY
LOBBY
RETAIL / COMMERCIAL
PARKING
EXISTING KENNARDS SELF STORAGE BUILDING
271° 17' 00" 63.419 m
226° 04' 10" 28.418 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 01
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
LEVEL 01 PLAN
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 07.05.2021
Drawn ZR
Drawing No. 19-082 SK312
Revision A


18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 28.416 m
216° 42' 10" 20.39 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
271° 17' 00" 63.419 m
RETAIL / COMMERCIAL
RETAIL / COMMERCIAL
LOBBY
PARKING
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 02
A1 SCALE 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: LEVEL 02 PLAN
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 07.09.2021
Drawn ZR
Drawing No 19-082 SK313
Revision A


18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
226° 04' 10" 28.416 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
196° 40' 10" 20.516 m
271° 17' 00" 63.419 m
2 BED UNIT
1 BED UNIT
2 BED UNIT
2 BED UNIT
1 BED UNIT
2 BED UNIT
1 BED UNIT
LOBBY
SELF STORAGE
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 03 & 04
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
LEVEL 03 & 04 PLAN
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 07.05.2021
Drawn ZR
Drawing No 19-082 SK314
Revision A

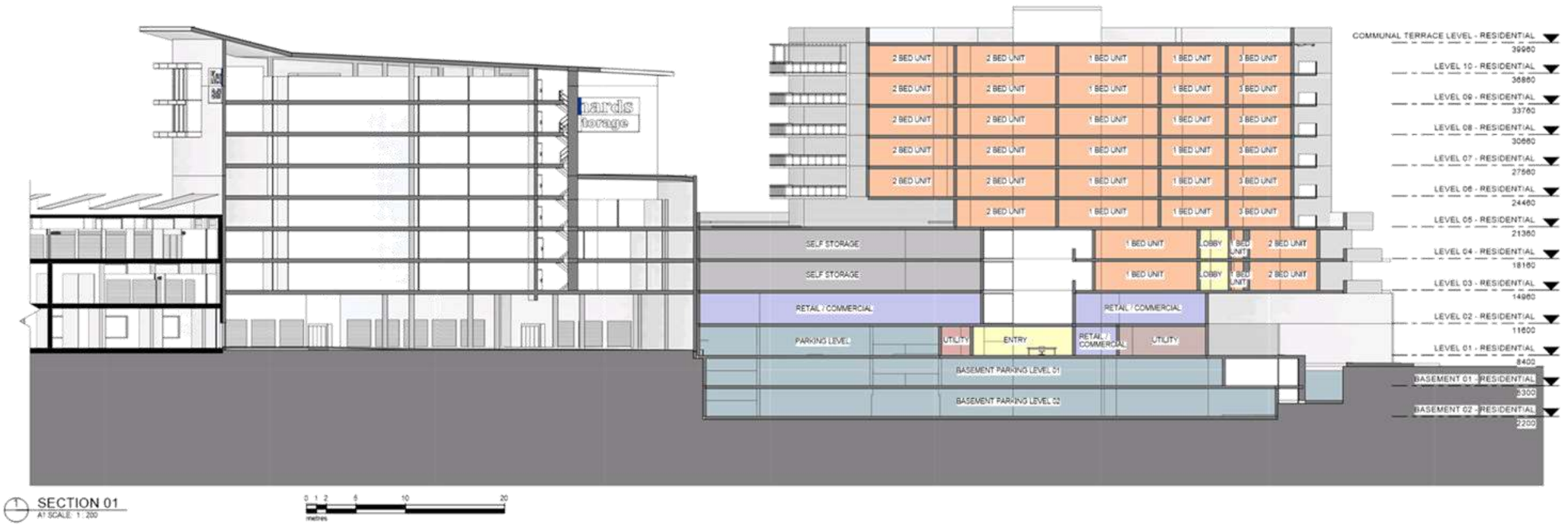

18° 41' 00" 46.926 m
315° 54' 10" 42.756 m
226° 04' 10" 28.418 m
216° 42' 10" 20.56 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
271° 17' 00" 63.490 m
COMMUNAL
COMMUNAL
1 BED UNIT
2 BED UNIT
2 BED UNIT
3 BED UNIT
LOBBY
1 BED UNIT
2 BED UNIT
COMMUNITY / EXERCISE ROOM
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 05
A1 SCALE: 1: 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
A 07.09.2021 PRELIMINARY ISSUE ZR
No. Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: LEVEL 05 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK315
Revision: A


18° 41' 00" 46.926 m
316° 54' 10" 42.759 m
226° 04' 10" 28.418 m
216° 42' 10" 20.58 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
217° 17' 00" 63.419 m
1 BED UNIT
2 BED UNIT
2 BED UNIT
2 BED UNIT
3 BED UNIT
LOBBY
1 BED UNIT
2 BED UNIT
3 BED UNIT
EXISTING KENNAROS SELF STORAGE BUILDING
PROPOSED KENNARDS SELF STORAGE BUILDING
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
LEVEL 06-10
A1 SCALE: 1:200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
PRELIMINARY ISSUE
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: LEVEL 06-10 PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK316
Revision: A


COMMUNAL TERRACE
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
COMMUNAL ROOF TOP TERRACE
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
PRELIMINARY
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: COMMUNAL ROOF TOP TERRACE PLAN
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.09.2021
Drawn: ZR
Drawing No: 19-082 SK317
Revision: A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



1 SECTION 01
AT SCALE: 1 : 200

PRELIMINARY

Kennards Self Storage

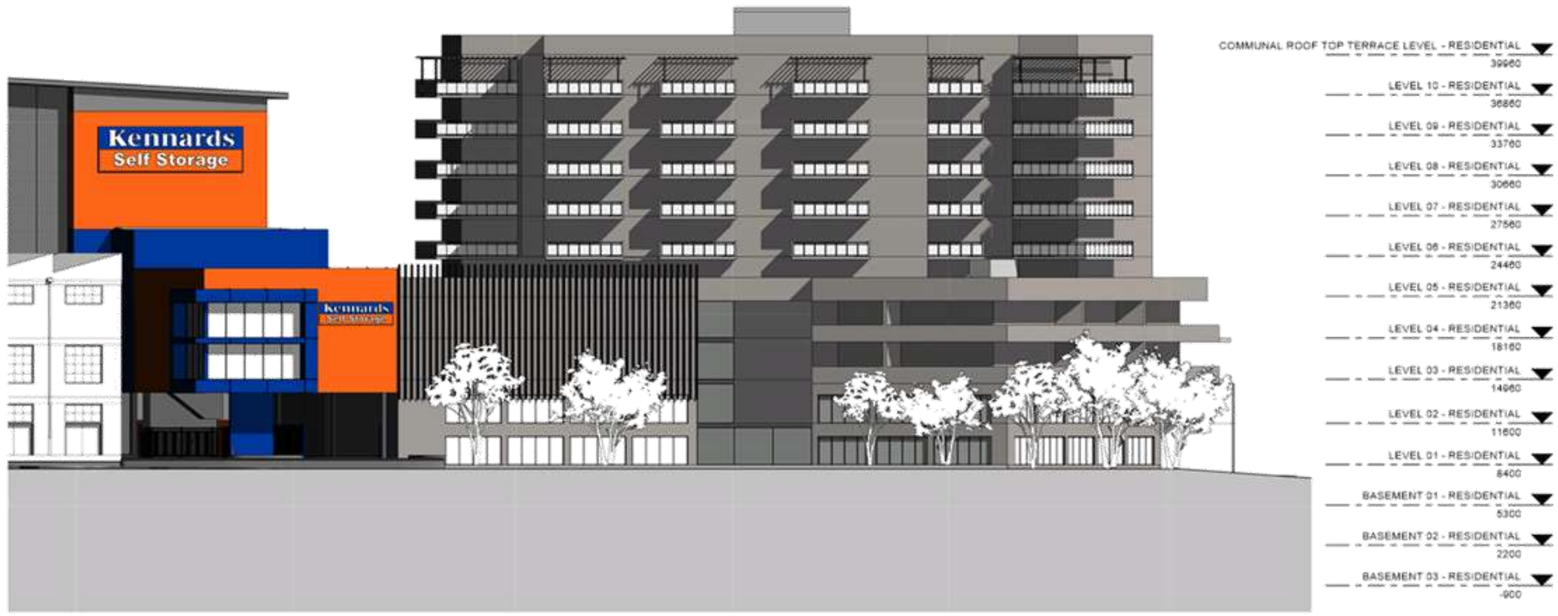
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: SECTION 01
A1 Scale: 1 : 200
A3 Scale: HALF A1 SCALE
Date: 07.05.2021
Drawn: ZR
Drawing No: 19-082 SK320
Revision: A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



A WEST ELEVATION
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres

PRELIMINARY

Kennards Self Storage

A	07.09.2021	PRELIMINARY ISSUE
Rev	Date	Description

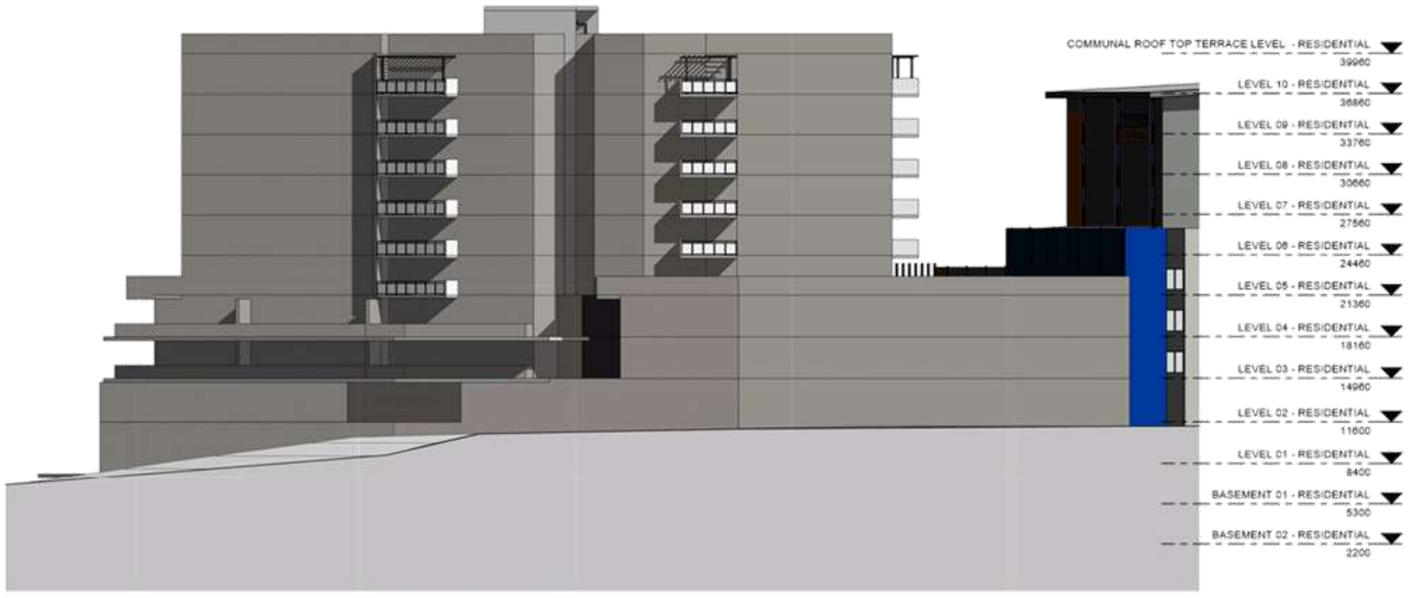
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: WEST ELEVATION
A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 07.09.2021 | Drawn: ZR
Drawing No: 19-082 SK330 | Revision: A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



B EAST ELEVATION
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres

PRELIMINARY

Kennards Self Storage

A 07.09.2021 PRELIMINARY ISSUE ZR
No. Date Description By

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

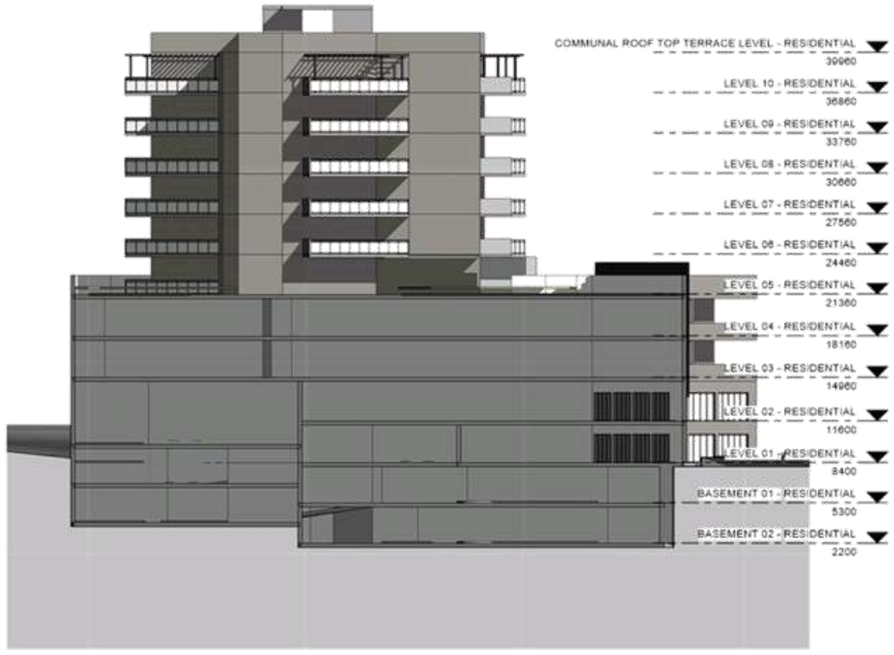
Drawing Title: EAST ELEVATION

A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 07.09.2021 | Drawn: ZR

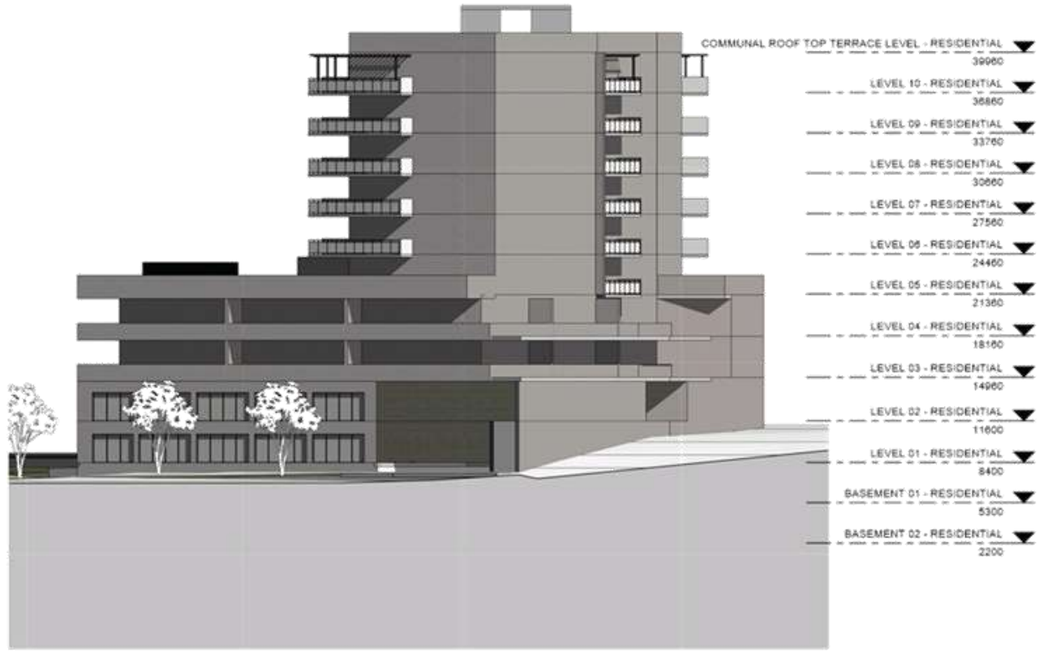
Drawing No: 19-082 SK331 | Revision: A

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



C NORTH ELEVATION
A1 SCALE: 1 : 200



D SOUTH ELEVATION
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres

PRELIMINARY

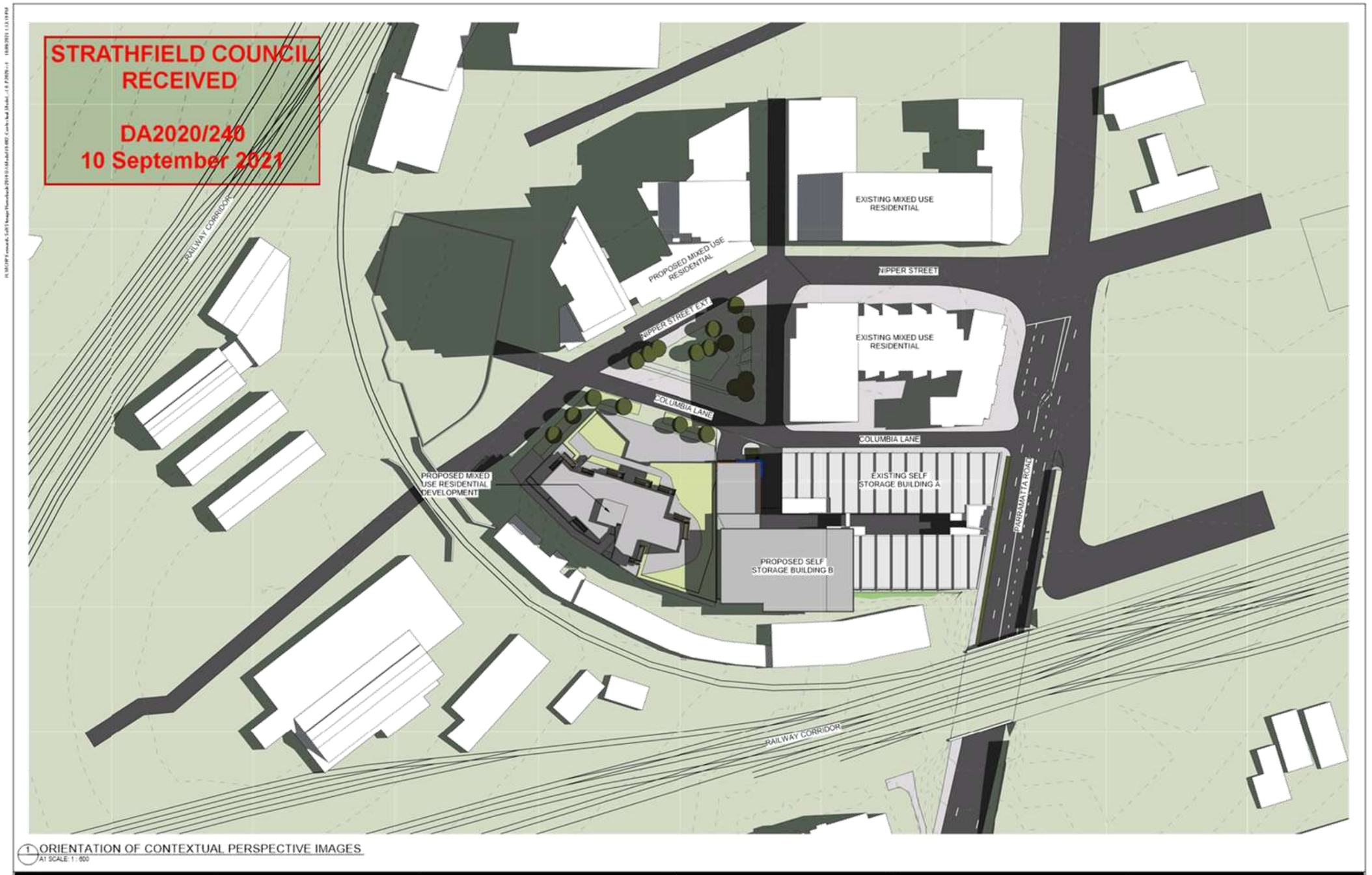
Kennards Self Storage

A 07.09.2021 PRELIMINARY ISSUE
No. Date Description Dr

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: NORTH & SOUTH ELEVATION
A1 Scale: 1 : 200 | A3 Scale: HALF A1 SCALE | Date: 07.09.2021 | Drawn: ZR
Drawing No: 19-082 SK332 | Revision: A



1 ORIENTATION OF CONTEXTUAL PERSPECTIVE IMAGES
A1 SCALE: 1 : 600

PRELIMINARY

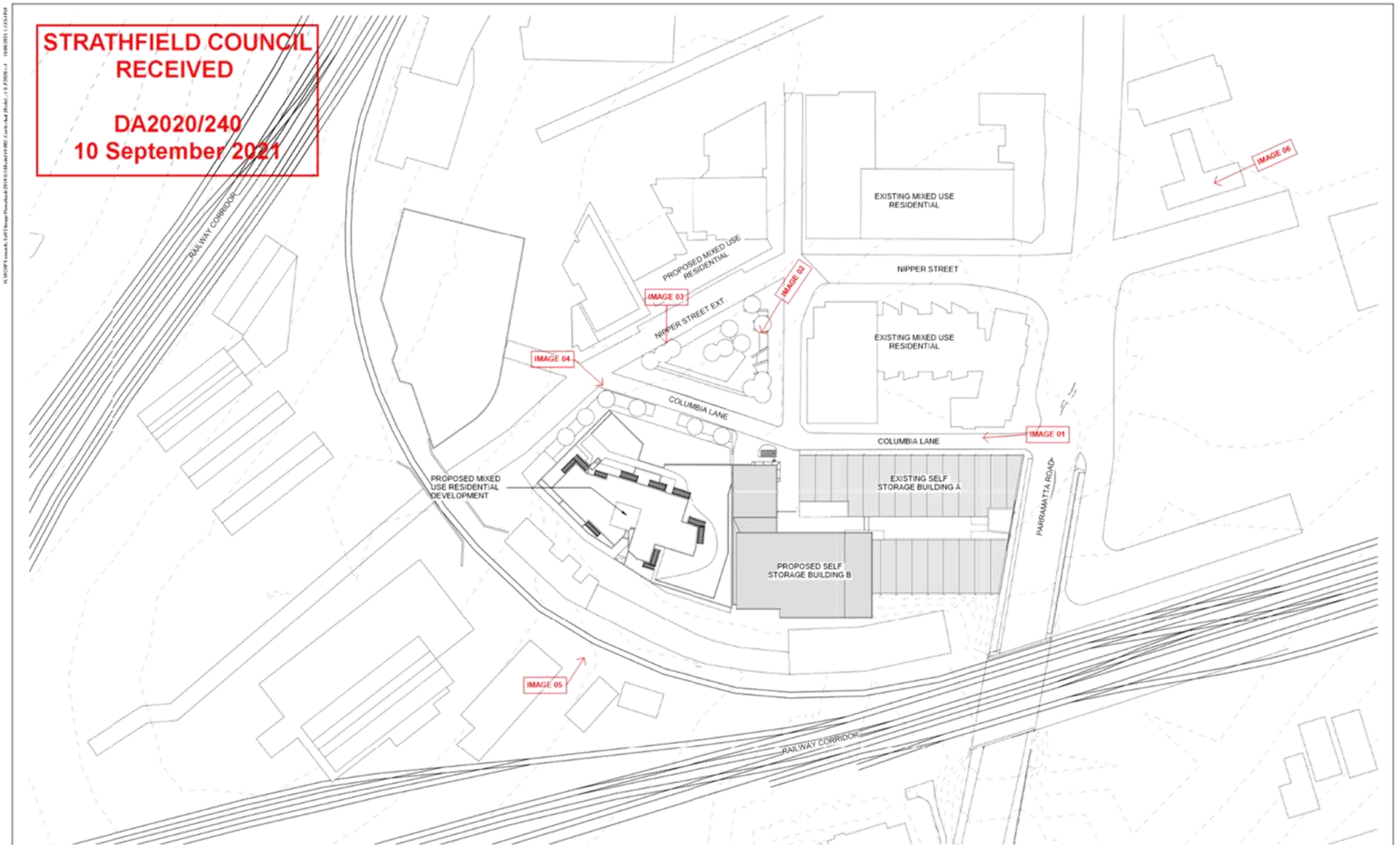
Kennards Self Storage

No	Date	Description	Drn
A	09.09.2021	PRELIMINARY ISSUE	ZR

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: SITE CONTEXTUAL PLAN
A1 Scale: 1 : 600 | A3 Scale: HALF A1 SCALE | Date: 05/10/21 | Drawn: ZR
Drawing No: 19-082 SK340 | Revision: A



1 CONTEXTUAL PERSPECTIVES ORIENTATION
A1 SCALE: 1 : 600

PRELIMINARY

Kennards Self Storage

No	Date	Description	Dft
A	09.09.2021	PRELIMINARY ISSUE	EP

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: ORIENTATION PLAN FOR PERSPECTIVE IMAGES
A1 Scale: 1 : 600 | A3 Scale: HALF A1 SCALE | Date: 09.09.2021 | Drawn: ZR
Drawing No: 19-082 SK341 | Revision: A

01 RESIDENTIAL PERSPECTIVE 01
A1 SCALE: NOT TO SCALE

02 RESIDENTIAL PERSPECTIVE 02
A1 SCALE: NOT TO SCALE

PRELIMINARY

Kennards Self Storage

A	08.06.2021	PRELIMINARY ISSUE
Issue	Date	Description

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 1

A1 Scale	A3 Scale	Date	Drawn
	HALF A1 SCALE	03.09.2021	ZR

Drawing No: 19-082 SK346

Revision: A

03 RESIDENTIAL PERSPECTIVE 03
A1 SCALE NOT TO SCALE

PRELIMINARY

Kennards Self Storage

No	Date	Description	Drn
A	09.09.2021	PRELIMINARY ISSUE	ZR

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 2

A1 Scale	A3 Scale	Date	Drawn
	HALF A1 SCALE	09.09.2021	ZR

Drawing No: 19-082 SK347
Revision: A

04 RESIDENTIAL PERSPECTIVE 04
A1 SCALE NOT TO SCALE

PRELIMINARY

Kennards Self Storage

No.	Date	Description	Dr'n
A	09.09.2021	PRELIMINARY ISSUE	GR

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 3

A1 Scale	A3 Scale	Date	Drawn
	HALF A1 SCALE	09.09.2021	ZR

Drawing No: 19-082 SK348

Revision: A

05 CONTEXTUAL AERIAL VIEW (FROM NORTH WEST)
A1 SCALE: NOT TO SCALE

06 CONTEXTUAL AERIAL VIEW (FROM SOUTH EAST)
A1 SCALE: NOT TO SCALE

PRELIMINARY

Kennards Self Storage

No.	Date	Description	Init.
A	09.09.2021	PRELIMINARY ISSUE	GFT

MCHP ARCHITECTS
SUITE 5, 38 - 46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE

Project: PROPOSED RESIDENTIAL DEVELOPMENT

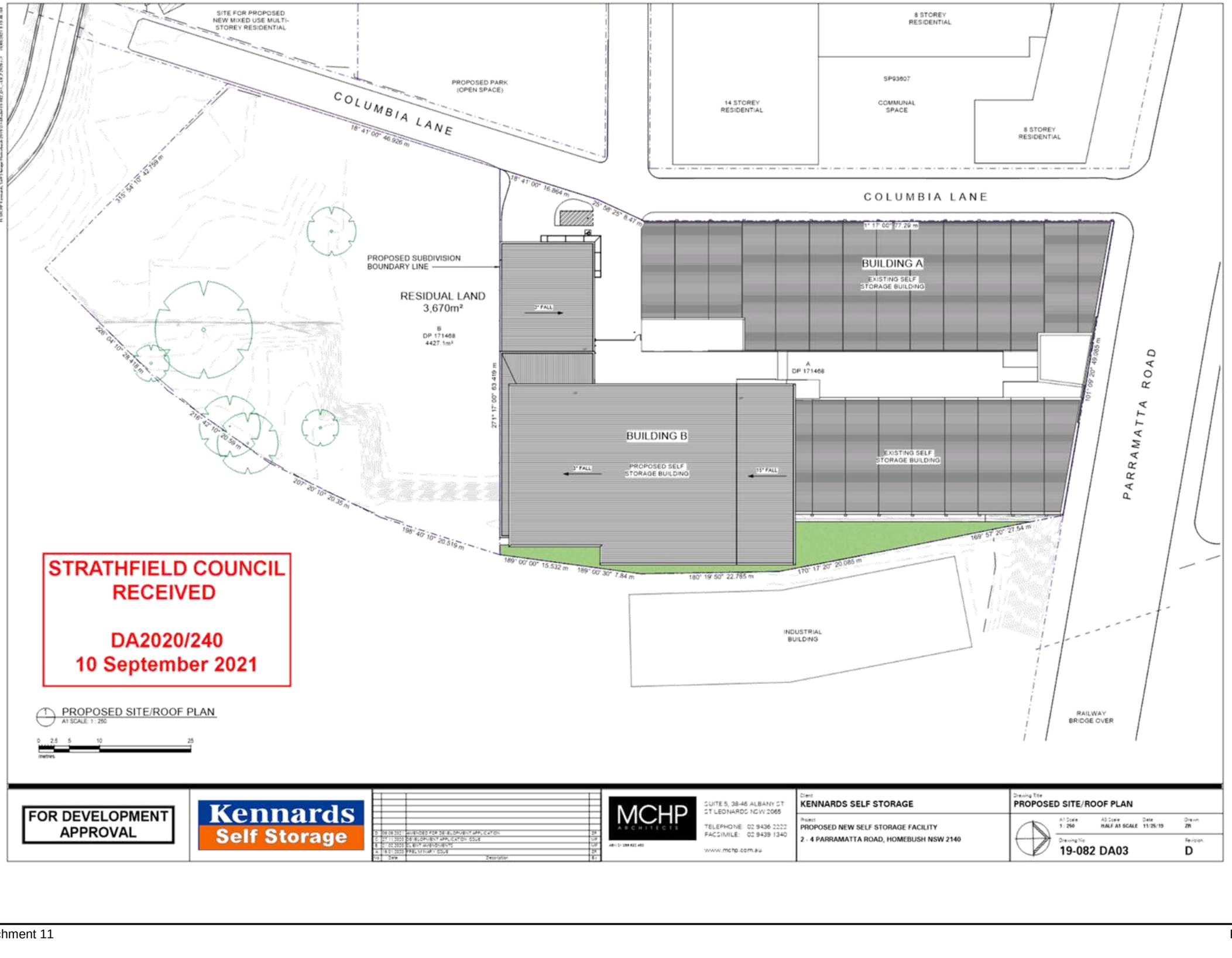
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: CONTEXTUAL PERSPECTIVES - SHEET 4

A1 Scale	A3 Scale	Date	Drawn
	HALF A1 SCALE	09.09.2021	ZR

Drawing No: 19-082 SK349

Revision: A


SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
PROPOSED PARK (OPEN SPACE)
COLUMBIA LANE
18° 41' 00" 46.926 m
315° 54' 10" 42.769 m
18° 41' 00" 16.864 m
25° 56' 25" 8.47 m
PROPOSED SUBDIVISION BOUNDARY LINE
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
226° 04' 10" 28.418 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
198° 46' 10" 20.519 m
189° 00' 00" 15.532 m
189° 00' 30" 7.84 m
180° 19' 50" 22.785 m
170° 17' 20" 20.085 m
169° 57' 20" 27.54 m
271° 17' 00" 63.419 m
3° FALL
15° FALL
BUILDING A
EXISTING SELF STORAGE BUILDING
1° 17' 00" 77.29 m
A
DP 171468
101° 09' 20" 49.085 m
BUILDING B
PROPOSED SELF STORAGE BUILDING
EXISTING SELF STORAGE BUILDING
8 STOREY RESIDENTIAL
SP93807
14 STOREY RESIDENTIAL
COMMUNAL SPACE
8 STOREY RESIDENTIAL
COLUMBIA LANE
PARRAMATTA ROAD
INDUSTRIAL BUILDING
RAILWAY BRIDGE OVER
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
PROPOSED SITE/ROOF PLAN
A1 SCALE: 1 : 250
0 2.5 5 10 25
metres
FOR DEVELOPMENT APPROVAL
Kennards Self Storage
D 09.09.2021 AMENDED FOR DEVELOPMENT APPLICATION DR
C 07.11.2020 DEVELOPMENT APPLICATION ISSUE DR
B 07.08.2020 CLIENT AMENDMENTS DR
A 18.01.2020 PRELIMINARY ISSUE DR
No. Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
PROPOSED SITE/ROOF PLAN
A1 Scale 1 : 250
A3 Scale HALF A1 SCALE
Date 11/25/15
Drawn ZR
Drawing No 19-082 DA03
Revision D

STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

A DA04 WEST ELEVATION - PROPOSED
A1 SCALE: 1 : 200

0 1 2 5 10 20
metres

B DA04 NORTH ELEVATION - PROPOSED
A1 SCALE: 1 : 200

SCHEDULE OF PROPOSED MATERIALS, FINISHES & COLOURS

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "Kennards Corporate Orange". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "Kennards Corporate Blue". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Shale Grey". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Windspray". Or similar

External Walls (Cladding where shown)
Rockspan ULTIMA Facade System Smooth Face Flat Panels in "DULUX Colorbond Monument". Or similar

External Walls (Cladding where shown)
Customorb Colorbond "Astro" (with capping, flashing and trims to match where visible). Equivalent Dulux 'Teahouse' PG1P8. Or similar

Aluminium Framing (Window Framing & Associated Details)
"Kennards Corporate Blue"
Powdercoat finish, Interpon "French Blue" gloss MJ08TA. Or similar

Roller Doors
Powdercoat finish, "Mandarin Orange" by BnD or approved equal to KSS Specification. Or similar

Exposed Steelwork, Gutters, Downpipes
Prefinished or Paint finish to match Colorbond "Windspray". Or similar

Roof Sheeting
Trimdek Hi-Ten. Zincalume finish with 0.47TCT (with flashing and trims to match where obscured from view). Or similar

Powdercoating & Other External Details
Paint finish, Dulux 'Teahouse' PG1P8. Or similar

FOR DEVELOPMENT APPROVAL

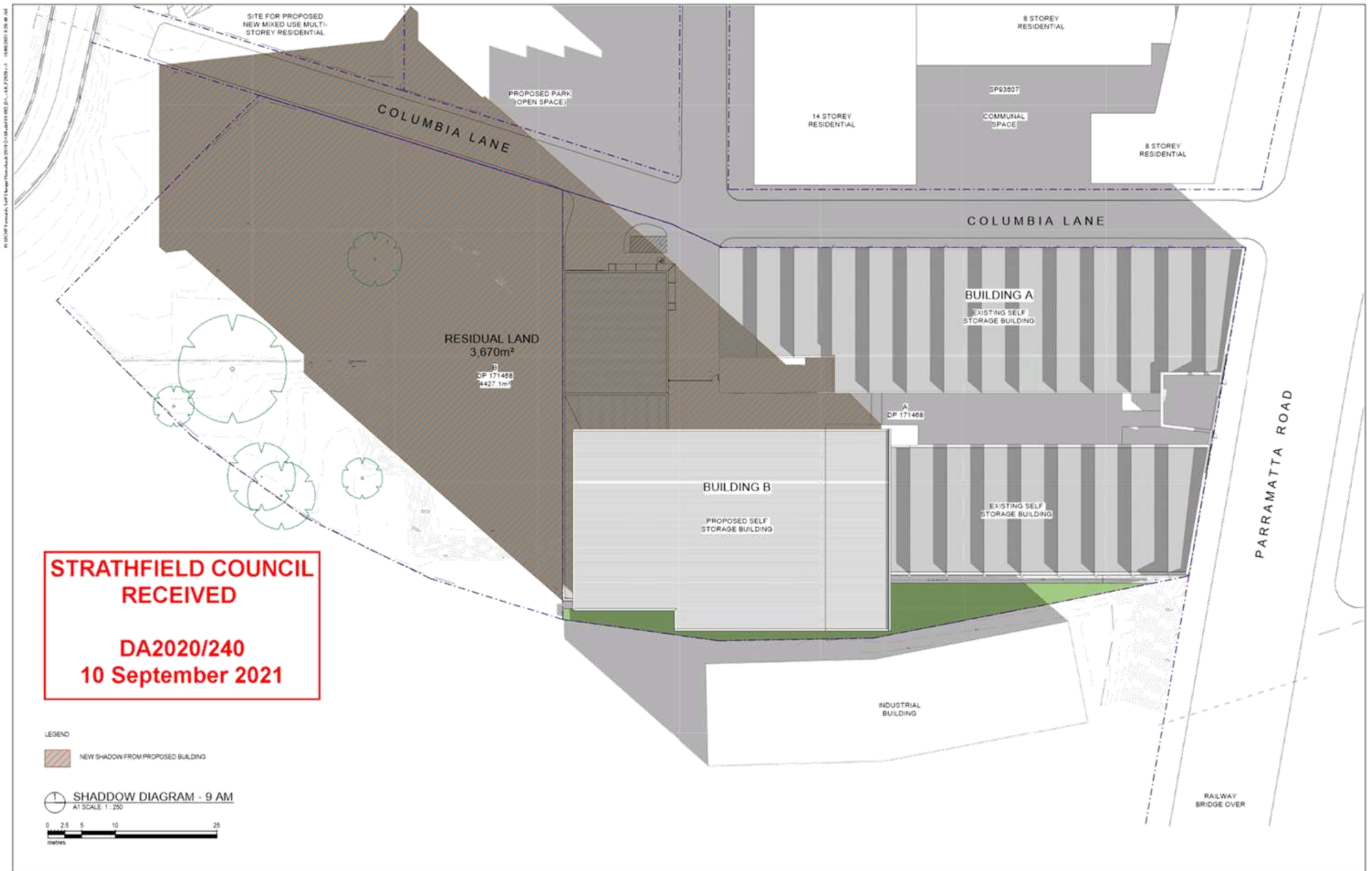
Kennards Self Storage

B	08.09.2021	AMENDED FOR DEVELOPMENT APPLICATION	ZR
A	07.11.2020	DEVELOPMENT APPLICATION ISSUE	MF
C	03.07.2020	PRE-DRC ELEVATION DESIGN	ZR
B	21.02.2020	CLIENT AMENDMENTS	MF
A	18.12.2019	PRELIMINARY ISSUE	ZR
No.	Date	Description	By

MCHP ARCHITECTS
ABN 51 099 833 483
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: PROPOSED ELEVATIONS 01
A1 Scale: As indicated | A3 Scale: HALF A1 SCALE | Date: 25.11.2019 | Drawn: ZR
Drawing No: 19-082 DA20 | Revision: E



FOR DEVELOPMENT APPROVAL

Kennards Self Storage

No.	Date	Description	
C	08.09.2021	AMENDED FOR DEVELOPMENT APPLICATION	ZR
B	01.11.2020	DEVELOPMENT APPLICATION ISSUE	MP
A	11.06.2020	DRAFT ISSUE	ZR

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

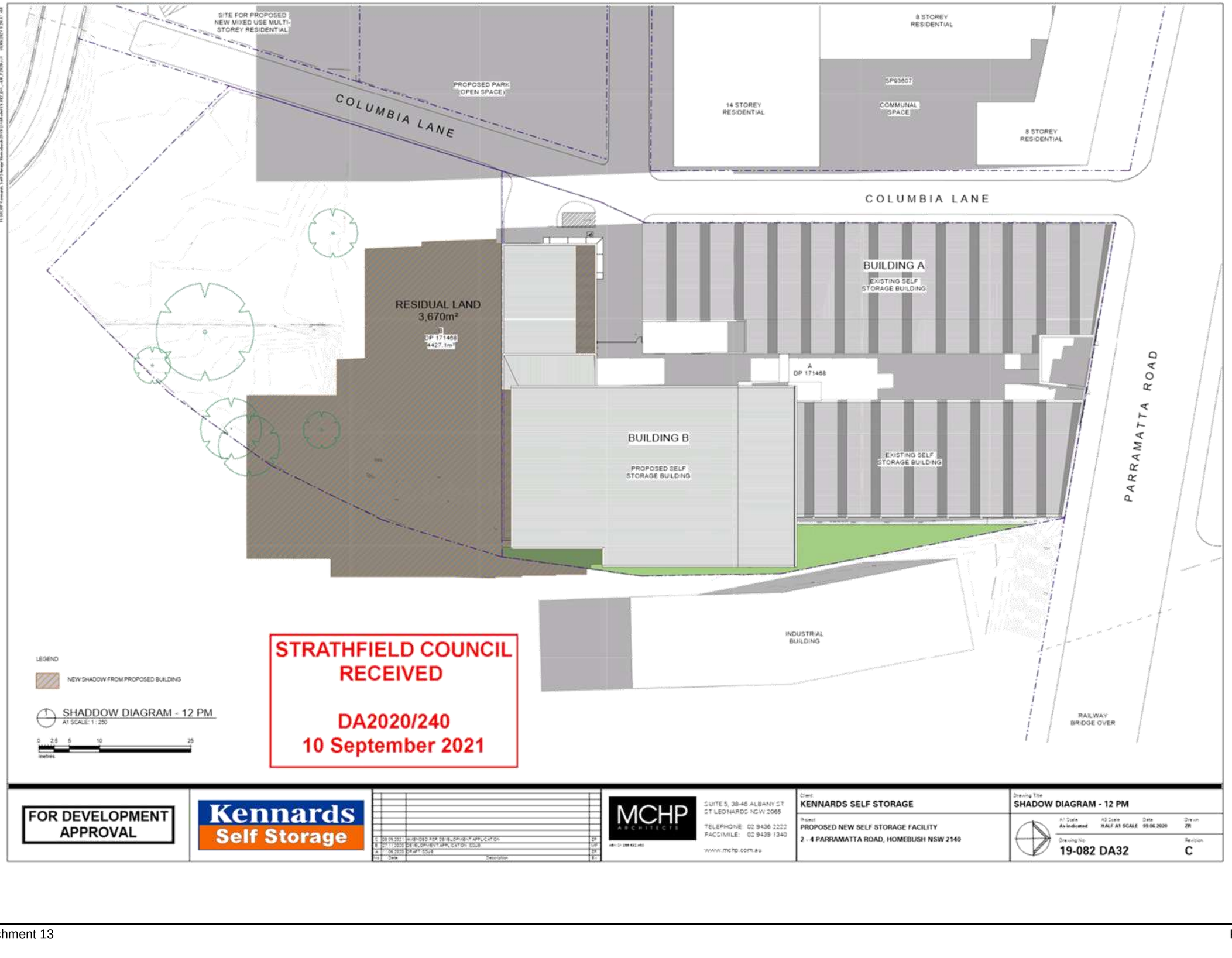
Client: KENNARDS SELF STORAGE

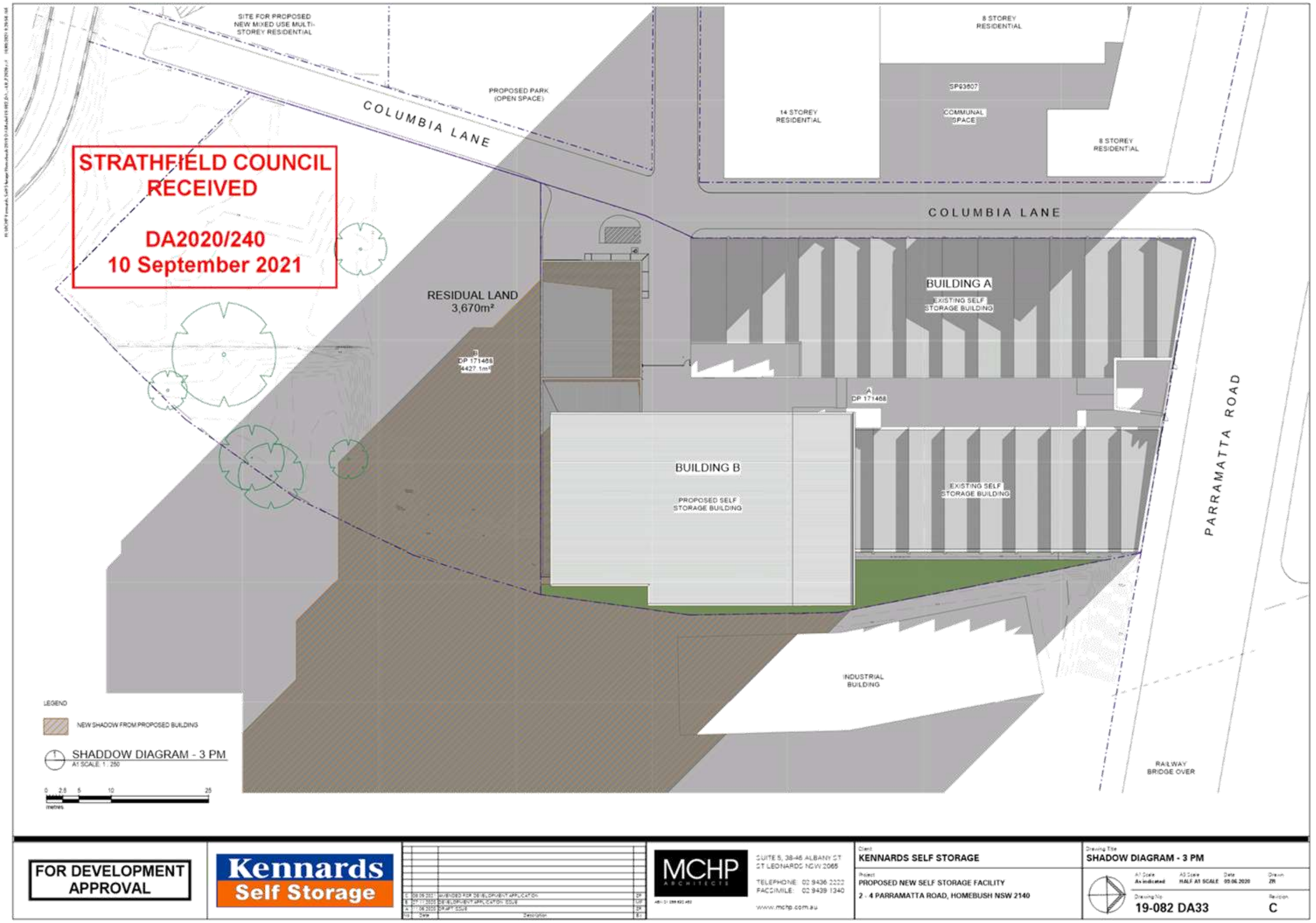
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

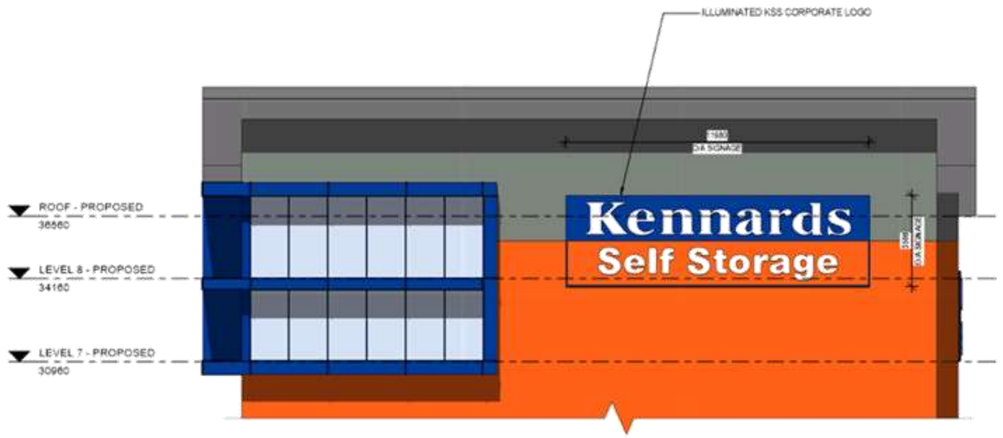
Drawing Title: SHADDOW DIAGRAM - 9 AM

A1 Scale	A3 Scale	Date	Drawn
As indicated	HALF A1 SCALE	09.06.2020	ZR

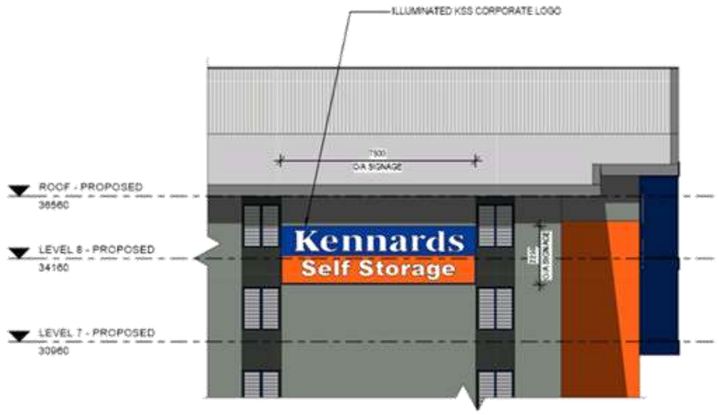
Drawing No: 19-082 DA31 Revision: C


SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
PROPOSED PARK (OPEN SPACE)
COLUMBIA LANE
14 STOREY RESIDENTIAL
8 STOREY RESIDENTIAL
SP93607
COMMUNAL SPACE
8 STOREY RESIDENTIAL
COLUMBIA LANE
RESIDUAL LAND
3,670m²
DP 171468
4427.1m²
BUILDING A
EXISTING SELF STORAGE BUILDING
A
DP 171468
BUILDING B
PROPOSED SELF STORAGE BUILDING
EXISTING SELF STORAGE BUILDING
PARRAMATTA ROAD
INDUSTRIAL BUILDING
RAILWAY BRIDGE OVER
LEGEND
NEW SHADOW FROM PROPOSED BUILDING
SHADDOW DIAGRAM - 12 PM
A1 SCALE: 1 : 250
0 2.5 5 10 25
metres
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
FOR DEVELOPMENT APPROVAL
Kennards Self Storage
C 09.09.2021 AMENDED FOR DEVELOPMENT APPLICATION DP
B 01.07.2020 DEVELOPMENT APPLICATION ISSUE LW
A 17.04.2020 DRAFT ISSUE DP
Issue Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: SHADOW DIAGRAM - 12 PM
A1 Scale: As indicated
A3 Scale: HALF A1 SCALE
Date: 09.09.2020
Drawn: ZR
Drawing No: 19-082 DA32
Revision: C


SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
PROPOSED PARK (OPEN SPACE)
COLUMBIA LANE
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
RESIDUAL LAND
3,670m²
B DP 171468 4427.1m²
A DP 171468
14 STOREY RESIDENTIAL
8 STOREY RESIDENTIAL
SP93607
COMMUNAL SPACE
8 STOREY RESIDENTIAL
COLUMBIA LANE
BUILDING A
EXISTING SELF STORAGE BUILDING
BUILDING B
PROPOSED SELF STORAGE BUILDING
EXISTING SELF STORAGE BUILDING
PARRAMATTA ROAD
INDUSTRIAL BUILDING
RAILWAY BRIDGE OVER
LEGEND
NEW SHADOW FROM PROPOSED BUILDING
SHADDOW DIAGRAM - 3 PM
A1 SCALE: 1 : 250
0 2.5 5 10 25
metres
FOR DEVELOPMENT APPROVAL
Kennards Self Storage
C 08.09.2021 AMENDED FOR DEVELOPMENT APPLICATION DP
B 07.11.2020 DEVELOPMENT APPLICATION ISSUE DP
A 17.06.2020 DRAFT ISSUE DP
Issue Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: SHADOW DIAGRAM - 3 PM
A1 Scale: As indicated
A3 Scale: HALF A1 SCALE
Date: 05.08.2020
Drawn: ZR
Drawing No: 19-082 DA33
Revision: C



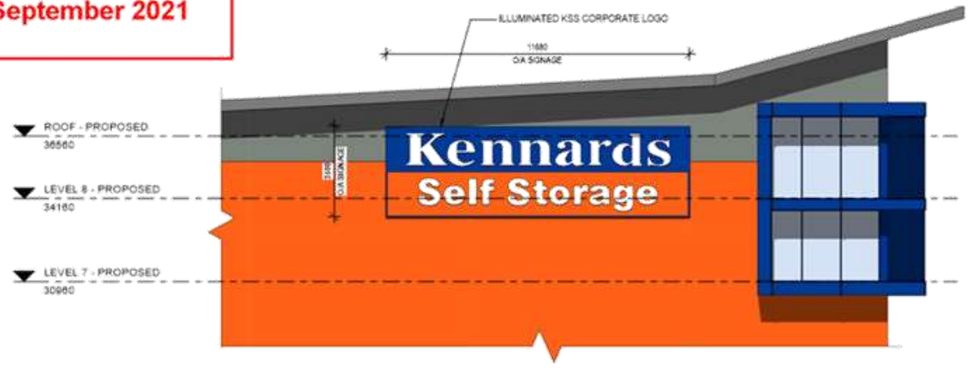
A NORTH ELEVATION SIGNAGE
A1 SCALE: 1 : 100



B SOUTH ELEVATION SIGNAGE
A1 SCALE: 1 : 100

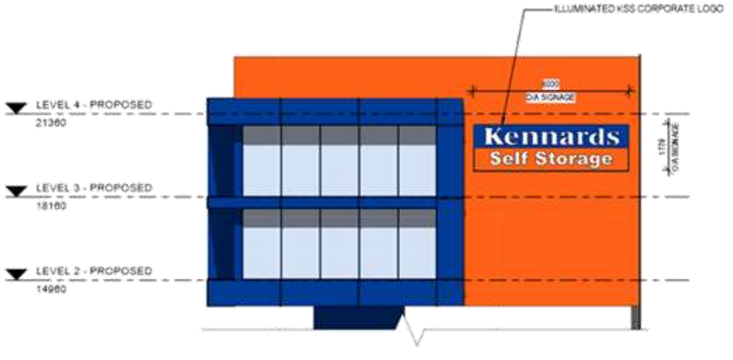
STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021



C EAST ELEVATION SIGNAGE
A1 SCALE: 1 : 100

D WEST ELEVATION SIGNAGE 2
A1 SCALE: 1 : 100



E WEST ELEVATION SIGNAGE
A1 SCALE: 1 : 100

0 1 2.5 5 10
metres

FOR DEVELOPMENT APPROVAL

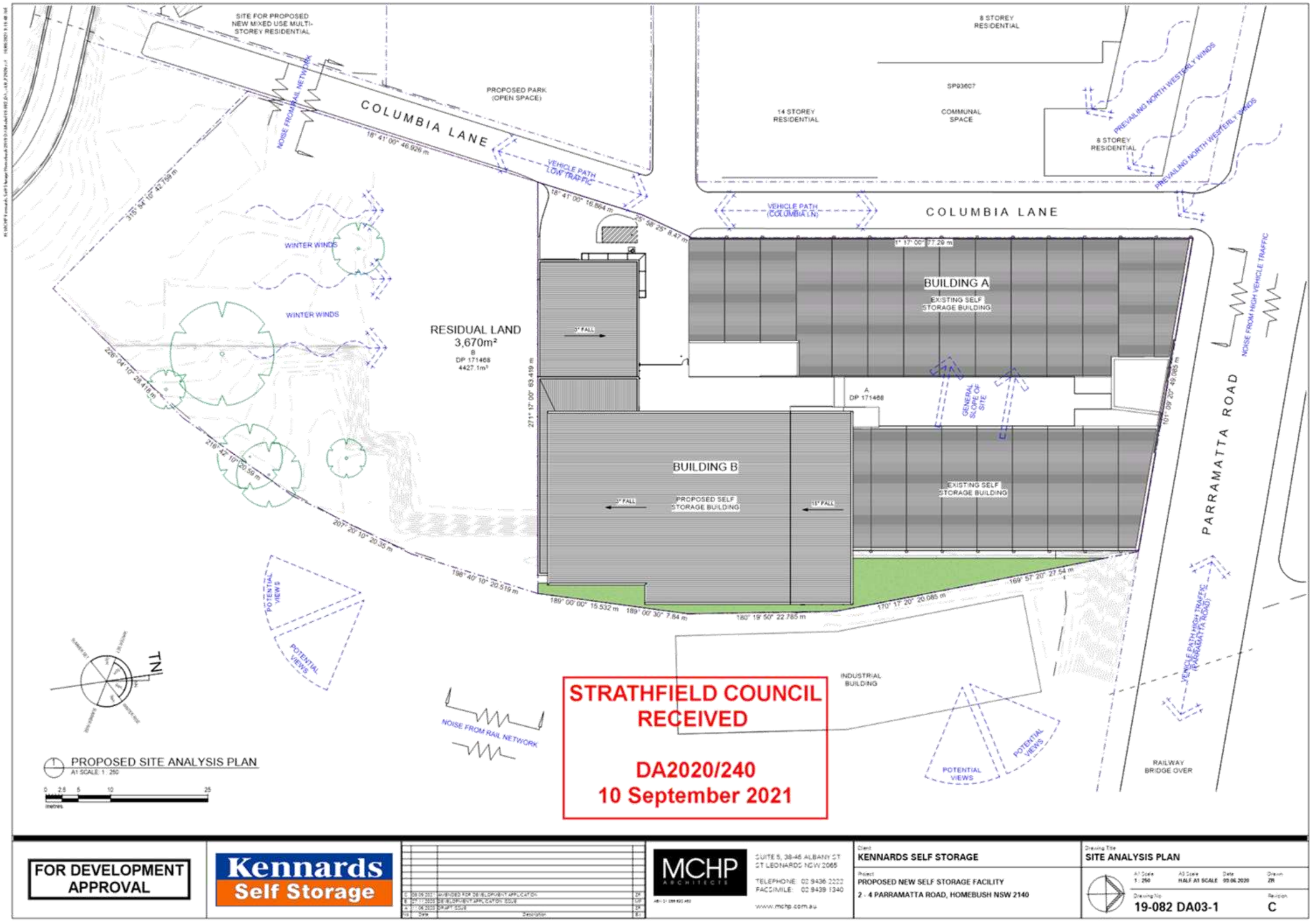
Kennards Self Storage

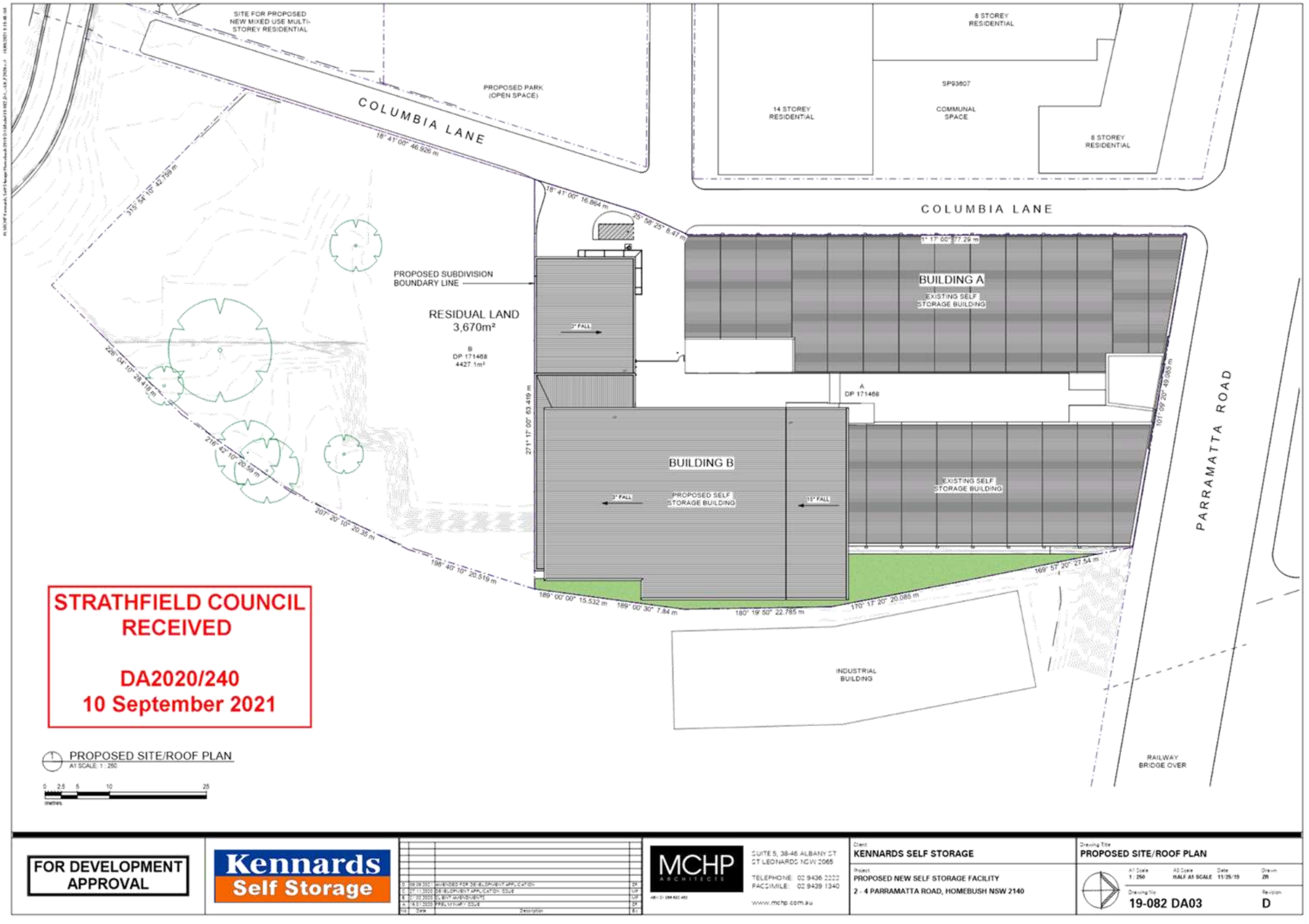
C	09.09.2021	AMENDED FOR DEVELOPMENT APPLICATION
B	24.11.2020	DEVELOPMENT APPLICATION ISSUE
A	22.10.2020	DRAFT ISSUE
No.	Date	Description

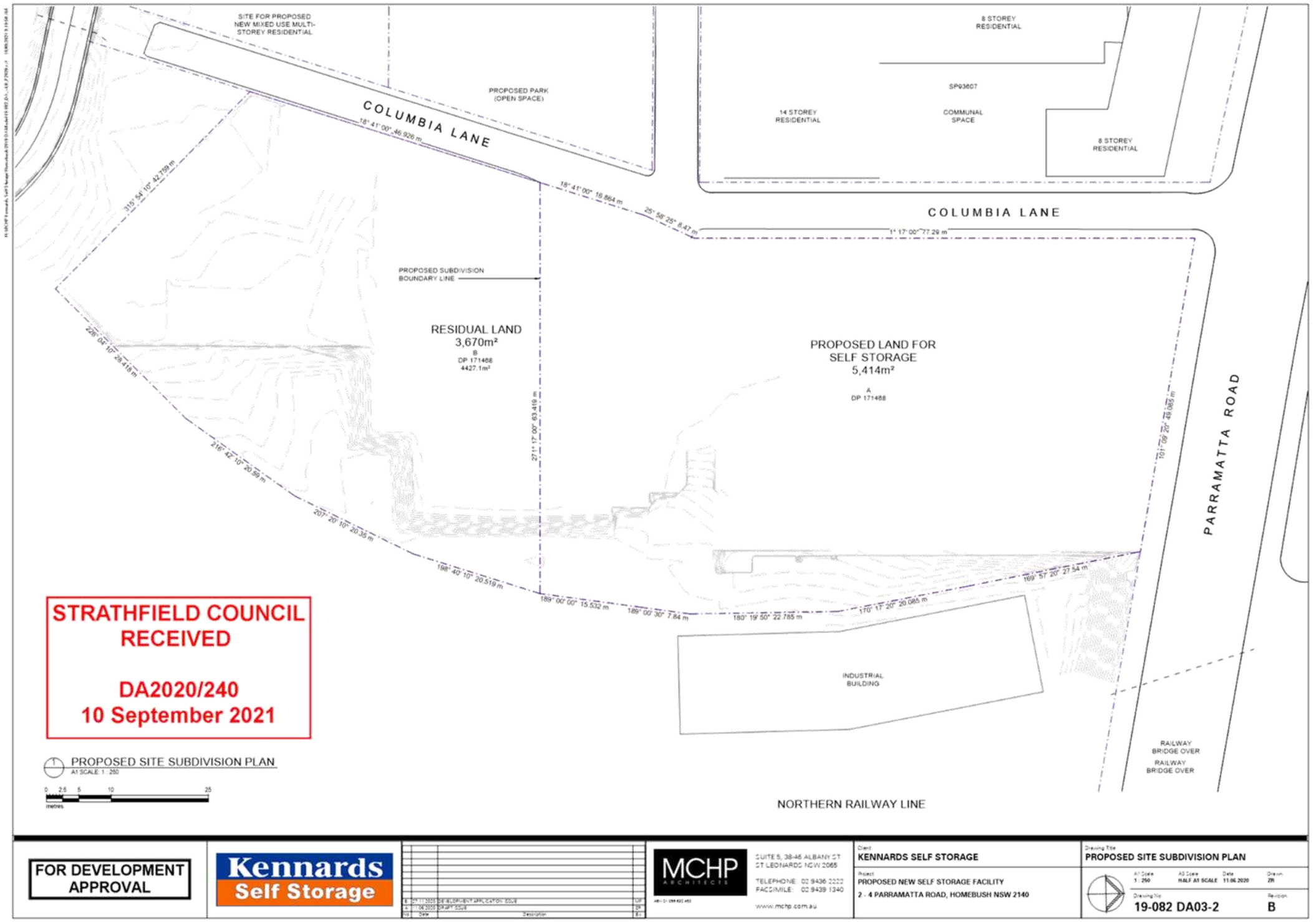
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: PROPOSED SIGNAGE ELEVATION
A1 Scale: 1 : 100
A3 Scale: HALF A1 SCALE
Date: 22.10.2020
Drawn: ZR
Drawing No: 19-082 DA60
Revision: C


SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
PROPOSED PARK (OPEN SPACE)
COLUMBIA LANE
NOISE FROM RAIL NETWORK
VEHICLE PATH LOW TRAFFIC
18° 41' 00" 46.926 m
315° 54' 10" 42.759 m
18° 41' 00" 16.564 m
25° 56' 25" 8.47 m
8 STOREY RESIDENTIAL
SP93607
14 STOREY RESIDENTIAL
COMMUNAL SPACE
8 STOREY RESIDENTIAL
PREVAILING NORTH WESTERLY WINDS
PREVAILING NORTH WESTERLY WINDS
VEHICLE PATH (COLUMBIA LN)
COLUMBIA LANE
1° 17' 00" 77.29 m
BUILDING A
EXISTING SELF STORAGE BUILDING
WINTER WINDS
WINTER WINDS
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
5° FALL
271° 17' 00" 63.419 m
A
DP 171468
GENERAL SLOPE OF SITE
101° 09' 20" 49.085 m
NOISE FROM HIGH VEHICLE TRAFFIC
PARRAMATTA ROAD
226° 04' 10" 28.418 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
189° 00' 00" 15.532 m
189° 00' 30" 7.84 m
180° 19' 50" 22.785 m
170° 17' 20" 20.085 m
169° 57' 20" 27.54 m
BUILDING B
5° FALL
PROPOSED SELF STORAGE BUILDING
15° FALL
EXISTING SELF STORAGE BUILDING
POTENTIAL VIEWS
POTENTIAL VIEWS
INDUSTRIAL BUILDING
POTENTIAL VIEWS
POTENTIAL VIEWS
VEHICLE PATH HIGH TRAFFIC (PARRAMATTA ROAD)
RAILWAY BRIDGE OVER
NOISE FROM RAIL NETWORK
TN
PROPOSED SITE ANALYSIS PLAN
A1 SCALE: 1 : 250
0 2.5 5 10 25
metres
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
FOR DEVELOPMENT APPROVAL
Kennards Self Storage
C 08.09.2021 AMENDED FOR DEVELOPMENT APPLICATION ZR
B 07.11.2020 DEVELOPMENT APPLICATION ISSUE LW
A 11.06.2020 DRAFT ISSUE ZR
No. Date Description By
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title: SITE ANALYSIS PLAN
A1 Scale: 1 : 250
A3 Scale: HALF A1 SCALE
Date: 05.06.2020
Drawn: ZR
Drawing No: 19-082 DA03-1
Revision: C


SITE FOR PROPOSED NEW MIXED USE MULTI-STOREY RESIDENTIAL
PROPOSED PARK (OPEN SPACE)
COLUMBIA LANE
18° 41' 00" 46.926 m
18° 41' 00" 16.864 m
25° 56' 25" 8.47 m
315° 54' 10" 42.769 m
PROPOSED SUBDIVISION BOUNDARY LINE
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
226° 04' 10" 28.418 m
216° 42' 10" 20.59 m
207° 20' 10" 20.35 m
198° 40' 10" 20.519 m
189° 00' 00" 15.532 m
189° 00' 30" 7.84 m
180° 19' 50" 22.785 m
170° 17' 20" 20.085 m
169° 57' 20" 27.54 m
271° 17' 00" 63.419 m
3° FALL
15° FALL
BUILDING A
EXISTING SELF STORAGE BUILDING
BUILDING B
PROPOSED SELF STORAGE BUILDING
A
DP 171468
1° 17' 00" 77.29 m
101° 09' 20" 49.085 m
14 STOREY RESIDENTIAL
8 STOREY RESIDENTIAL
SP93807
COMMUNAL SPACE
8 STOREY RESIDENTIAL
COLUMBIA LANE
PARRAMATTA ROAD
INDUSTRIAL BUILDING
RAILWAY BRIDGE OVER
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
PROPOSED SITE/ROOF PLAN
A1 SCALE: 1 : 250
0 2.5 5 10 25
metres
FOR DEVELOPMENT APPROVAL
Kennards Self Storage
MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
PROPOSED SITE/ROOF PLAN
A1 Scale 1 : 250
A3 Scale HALF A1 SCALE
Date 11/25/15
Drawn ZR
Drawing No 19-082 DA03
Revision D



STRATHFIELD COUNCIL
RECEIVED

DA2020/240
10 September 2021

PROPOSED SITE SUBDIVISION PLAN
A1 SCALE 1 : 250

0 2.5 5 10 25
metres

FOR DEVELOPMENT APPROVAL

Kennards Self Storage

Rev	Date	Description	By
B	01.11.2020	DEVELOPMENT APPLICATION ISSUE	DP
A	11.06.2020	DRAFT ISSUE	ZR

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

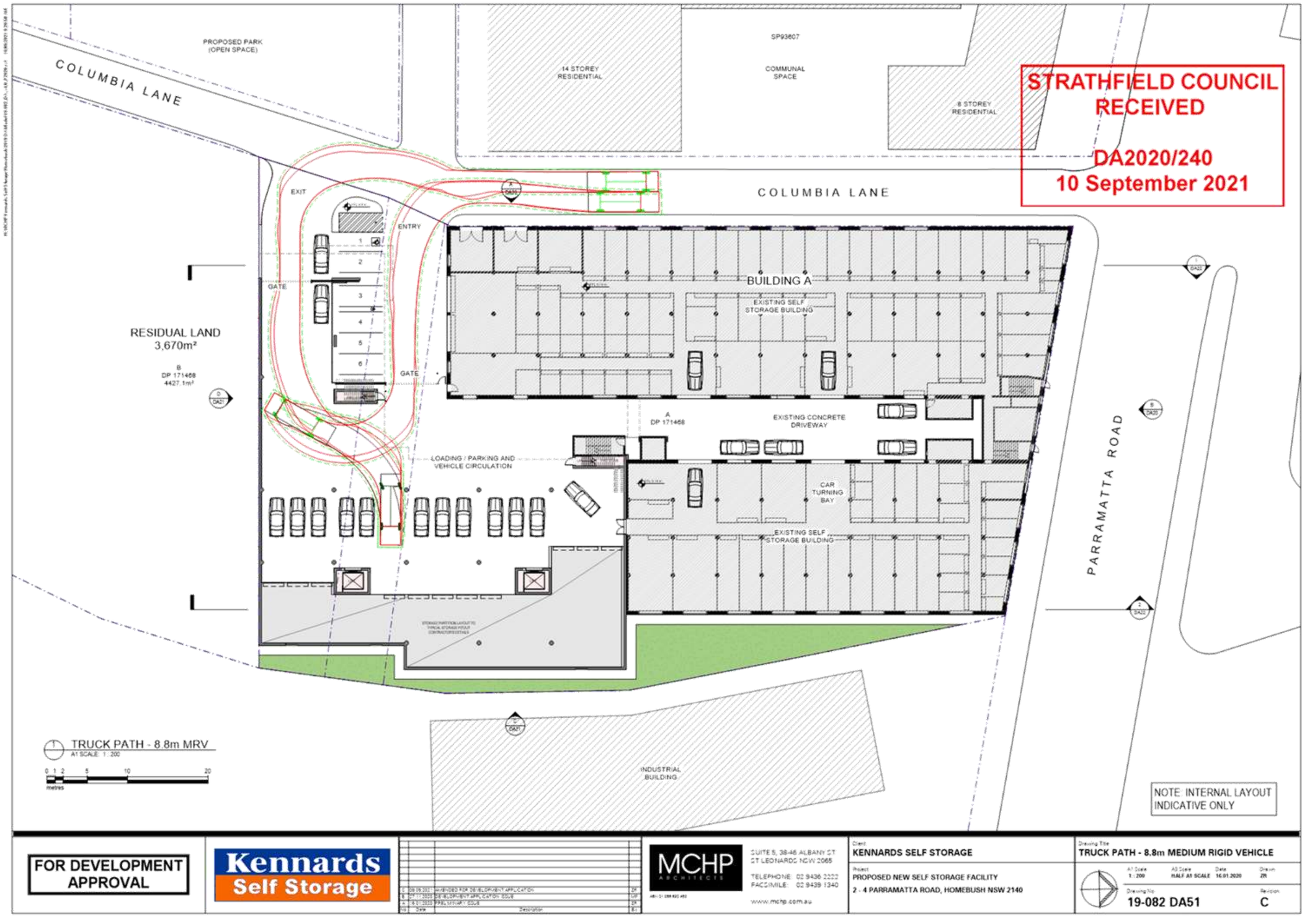
Client: KENNARDS SELF STORAGE

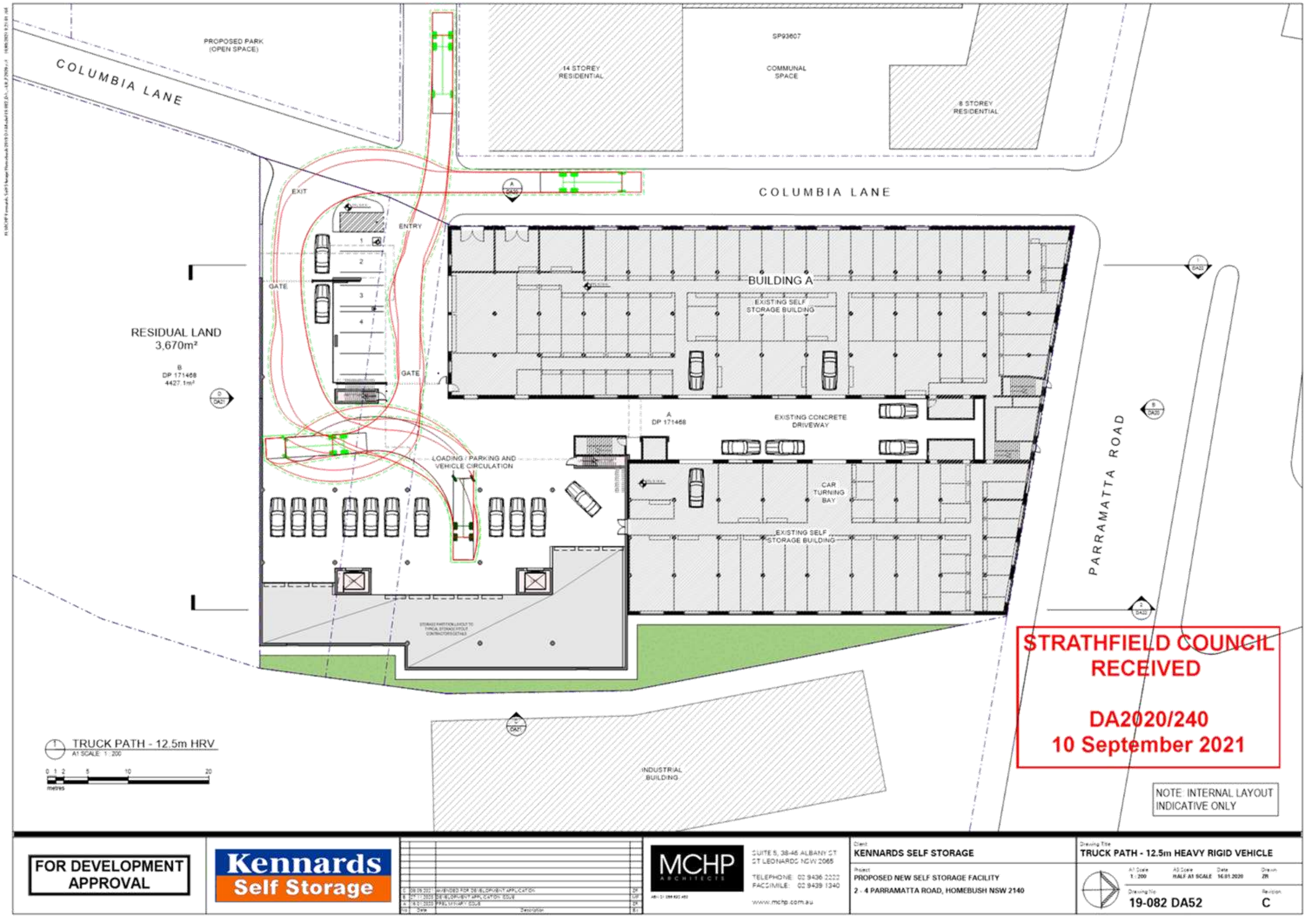
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: PROPOSED SITE SUBDIVISION PLAN

A1 Scale	A3 Scale	Date	Drawn
1 : 250	HALF A1 SCALE	11.06.2020	ZR

Drawing No: 19-082 DA03-2
Revision: B


PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
COLUMBIA LANE
EXIT
ENTRY
GATE
GATE
BUILDING A
EXISTING SELF
STORAGE BUILDING
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
A
DP 171468
EXISTING CONCRETE
DRIVEWAY
LOADING / PARKING AND
VEHICLE CIRCULATION
CAR
TURNING
BAY
EXISTING SELF
STORAGE BUILDING
PARRAMATTA ROAD
INDUSTRIAL
BUILDING
TRUCK PATH - 8.8m MRV
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
TRUCK PATH - 8.8m MEDIUM RIGID VEHICLE
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 16.01.2020
Drawn ZR
Drawing No 19-082 DA51
Revision C


PROPOSED PARK
(OPEN SPACE)
COLUMBIA LANE
14 STOREY
RESIDENTIAL
SP93607
COMMUNAL
SPACE
8 STOREY
RESIDENTIAL
COLUMBIA LANE
EXIT
ENTRY
GATE
GATE
RESIDUAL LAND
3,670m²
B
DP 171468
4427.1m²
BUILDING A
EXISTING SELF
STORAGE BUILDING
A
DP 171468
EXISTING CONCRETE
DRIVEWAY
LOADING / PARKING AND
VEHICLE CIRCULATION
CAR
TURNING
BAY
EXISTING SELF
STORAGE BUILDING
PARRAMATTA ROAD
INDUSTRIAL
BUILDING
TRUCK PATH - 12.5m HRV
A1 SCALE: 1 : 200
0 1 2 5 10 20
metres
STRATHFIELD COUNCIL
RECEIVED
DA2020/240
10 September 2021
NOTE: INTERNAL LAYOUT
INDICATIVE ONLY
FOR DEVELOPMENT
APPROVAL
Kennards
Self Storage
C 09.09.2021 AMENDED FOR DEVELOPMENT APPLICATION ZR
B 04.02.2020 DEVELOPMENT APPLICATION ISSUE CW
A 16.01.2020 PRELIMINARY ISSUE ZR
Rev Date Description By
MCHP
ARCHITECTS
SUITE 5, 38-46 ALBANY ST
ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au
Client
KENNARDS SELF STORAGE
Project
PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140
Drawing Title
TRUCK PATH - 12.5m HEAVY RIGID VEHICLE
A1 Scale 1 : 200
A3 Scale HALF A1 SCALE
Date 16.01.2020
Drawn ZR
Drawing No 19-082 DA52
Revision C

1 December 2020

The General Manager
Strathfield Council
Strathfield NSW 2140

Dear Sir,

GBA Heritage

STATEMENT OF HERITAGE IMPACT
PROPOSED DEVELOPMENT
2-4 PARRAMATTA ROAD, STRATHFIELD

This Statement of Heritage Impact has been prepared to accompany a development application for the proposed development at 2-4 Parramatta Road, Homebush which is identified as Lot A & B on DP 171468 and Lot 1 on DP 124584. The proposal is to demolish some of the existing ancillary buildings, enabling the construction of 8 storey self storage building on the site. Although the subject site is not heritage listed nor located in a HCA, it is adjacent to and in the "vicinity" of two heritage items. However, it is understood that the development proposal will not have adverse impact on the heritage items.

The report evaluates the development proposal, to allow for an expansion of current KSS Homebush site, which includes both demolition of undistinguished existing ancillary buildings and a replacement with a well resolved self storage building.

SITE IDENTIFICATION

The subject site for this application is located at 2-4 Parramatta Road, Homebush, and is described by Land Registary Services as Lot A & B on DP 171468 and Lot 1 on DP 124584.

SITE LOCATION

The site proposed for development is located at 2-4 Parramatta Road (Great Western Highway), on the south-east corner of the intersection of Columbia Lane and Parramatta Road. It is adjacent to the Homebush (Parramatta Road) Railway Underbridge, and is in both mixed use and high density residential zone areas.

GBA Heritage
Heritage Consultants

Level 1, 71 York Street
Sydney NSW 2000
Australia
T: +61 2 9299 8600
F: +61 2 9299 8711

gba@gbaheritage.com
www.gbaheritage.com

Nominated Architect
Graham Leslie Brooks
NSW Architects
Registration 3836

GBA Heritage Pty Ltd
Incorporated in NSW

ABN 56 073 802 730
ACN 073 802 730

Figure 1
Extract from the LEP Heritage Map showing the subject site in the vicinity of the heritage items (I29 & I34) outlined and shaded in pink
Source: Strathfield LEP 2012, HER_004

Figure 2
View from Parramatta Road heading east to KSS Homebush site and Railway bridge with Arnotts sign
Source: Google Map

Figure 3
View from the Western Motorway looking south to the proposed development at the rear of the current storage building
Source: MCHP Architects

Figure 4
View from Parramatta Road heading west to KSS Homebush site and Railway bridge with Arnotts sign
Source: Google Map

Figure 5
View from Columbia Lane looking east to the proposed development at the rear of the current storage building
Source: MCHP Architects

HERITAGE MANAGEMENT FRAMEWORK

The subject site is not listed as an item of heritage significance in any statutory instrument; however, it is located adjacent to two items of local heritage significance listed on Schedule 5 of the *Starthfield LEP 2012*. The subject site is in the "vicinity" of two heritage items identified as I29 and I34, as illustrated in the Heritage Map 004 of the *Strathfield LEP 2012*. The heritage items are identifined as *'Railway bridge with Arnotts sign over road'* and *'Railway Viaduct over Powells Creek'* respectively. Both heritage items are listed under the NSW Heritage Act - s.170 NSW State agency heritage register.

SIGNIFICANCE OF TWO HERITAGE ITEMS IN THE VICINITY

Railway bridge Arnotts sign over road (I29)

Railway bridge with Arnotts sign over road is listed as an item of local significance (I29) on Schedule 5 of the *Strathfield LEP 2012*. This heritage item is part of a heritage item listed as *Homebush Railway Station group* under the NSW Heritage Act - s.170 NSW State agency heritage register. The following information for the item has been sourced from the NSW Heritage Inventory, database entry number 4800290:

> ***Statement of significance:***
> *Parramatta Road Railway Underbridge at Homebush has significance as a representative example of a common type of steel web girder bridges constructed by NSW Railways up until the 1960s. It is a fine example of its type and has landmark qualities because of its high visibility from Parramatta Road, its imposing size and the large Arnott's advertisement at each end which is associated in turn with Arnott's biscuit factory which was once located nearby.*
>
> *The bridge is significant for its associations with the nearby former Arnott's factory and the Arnott's family who were prominent people in the Strathfield area. The steel bridge over Parramatta Road is a good example of this particular web girder bridge built by NSW Railways. It is distinctive for having a long span, being in three separate spans side by side, and having particular landmark qualities because of the distinctive Arnott's sign on both the western and eastern sides.*

Railway Viaduct over Powells Creek (I34)

Railway Viaduct over Powells Creek is listed as an item of local significance (I34) on Schedule 5 of the *Strathfield LEP 2012*. See Figure 4. This heritage item is part of a heritage item listed as *Strathfield Railway Triangle and Flyover* under the NSW Heritage Act - s.170 NSW State agency heritage register. The following information for the item has been sourced from the NSW Heritage Inventory, database entry number 4801129:

> ***Statement of significance:***
> *Strathfield triangle is significant as an important specialised and highly productive rail industrial workshop, laboratory and administrative centre, and is a significant site associated with the planning, maintenance and operations of the electric railway system in NSW from 1927 until present. The underbridges and flyover are all representative examples of common infrastructure used in the NSW railways throughout the early 20th century, with no particular technical merit.*
>
> *None of the bridge structures demonstrate any outstanding qualities. The brick arched underbridge and culvert are representative of the most common construction method employed for similar structures throughout the early 20th century. The extant buildings remain largely intact and all have a moderate level of integrity. The flyovers and brick arch underbridge remain largely intact despite some later services attached. The northern brick arch underbridge over Powells Creek including the brick abutments is intact, although it suffers from unsightly graffiti. The southern most underbridge over Powells Creek has been replaced and all that remains is the northern girder and the brick abutments. The original brick abutments have been substantially altered.*

PROPOSED DEVELOPMENT

The subject land for the development is located at 2-4 Parramatta Road, Strathfield. The land is identified as Lot A & B on DP 171468 and Lot 1 on DP 124584. Although the subject site is not heritage listed nor located in a HCA, it is adjacent to and in the vicinity of two heritage items (I29 & I34) listed on Schedule 5 of the *Strathfield LEP 2012* as '*Railway bridge with Arnotts sign over road*' and '*Railway Viaduct over Powells Creek*' respectively. The proposal is to expand the current KSS Homebush site, constructing a 8 storey self storage building at the southern Columbia Lane end of the property allotment.

Figure 6
View from Queen Street looking south west to the proposed development at the rear of the current storage building
Source: MCHP Architects

Figure 7
View from the Western Motorway looking south west to the proposed development at the rear of the current storage building
Source: MCHP Architects

Figure 8
View from Parramatta Road/ the Great Western Highway looking west to the proposed development at the rear of the current storage building
Source: MCHP Architects

Figure 9
View from Parramatta Road/ the Great Western Highway looking east to the proposed development at the rear of the current storage building
Source: MCHP Architects

ASSESSMENT OF HERITAGE IMPACT

The development proposal would not have any adverse impact on the significance of the adjacent heritage items due to the following reasons:

- As there is no significant and historic views to the Railway Viaduct over Powells Creek from the subject site, the proposed development is considered to be acceptable, having no adverse impact on this heritage listed item (I34) which is located at the southern end of the allotment.
- Views to Railway bridge Arnitts sign over road are currently extensively impacted by high rise residential buildings in the area.
- The proposed development is set well back from Parramatta Road, thus would not obscure views to Railway bridge Arnotts sign over road on both sides of the bridge.
- The proposed development will have no physical intervention into any site features contained within the heritage items in the vicinity of the site.

RECOMMENDATION

Council should have no hesitation, from a heritage perspective, in approving this development application.

Yours faithfully,
GBA Heritage Pty Ltd

Graham Brooks
Director
grahambrooks@gbaheritage.com

KSS Homebush - STORMWATER

2-4 Parramatta Road HOMEBUSH NSW

STORMWATER DRAINAGE NOTES:

GENERAL NOTES:

01. All levels are to Australian Height Datum (AHD) unless noted otherwise.
02. Dimensions shall not be scaled from drawings.
03. The Contractor must verify all dimensions on site prior to commencement of the works.
04. These plans shall be read in conjunction with the approved Architectural, Structural, Mechanical, Hydraulic, Electrical, Landscape & other Consultant's drawings.
05. Where new work abuts existing, the Contractor shall ensure a smooth, even profile free from abrupt changes.
06. The Contractor shall arrange for all survey setout & as built to be performed by a Registered Surveyor.
07. Invert levels are given at critical locations. The Contractor/Drainer shall determine levels at other drainage lines and confirm design levels.
08. Stormwater drains min. Ø 100 unless noted otherwise.
09. Advise Engineer for inspection of all Stormwater works, pipes & pits, prior to covering. Provide as-built survey upon completion.
010. Construction of drainage to conform with the requirements of the relevant Authority or Council.
011. Connections to new & existing drainage shall be neatly trimmed & cement rendered to a smooth finish.
012. All work shall be in accordance with AS3500 'National Plumbing & Drainage Code', unless noted otherwise.
013. The Contractor shall expose the full drainage route and point of discharge from the site and confirm levels prior to commencing construction.

EXISTING SERVICES:

014. The Contractor shall excavate for, locate and co-ordinate with all services within & beyond the property line prior to the commencement of the works.
015. Existing services which are to remain shall be adjusted as necessary to suit the new works.
016. Existing services no longer required shall be capped off and removed out of sight to the relevant authorities requirements.
017. Care is to be taken when excavating near existing services. Obtain services setout prior to works. Hand excavate as required to avoid damage to services.
018. Construct temporary services as required.

DRAINAGE PIPES:

019. UPVC type pipes shall be used for pipes not greater than 300mm diameter, unless noted otherwise. UPVC pipes shall have solvent welded watertight joints.
020. Pipe diameter greater than 300mm shall be RRC type pipe Class 'S', unless noted otherwise.
021. Pipe laying, bedding & backfill to be in accordance with the specification and the pipe manufacturer's requirements.
022. Where UPVC drainage pipes pass under slabs, sewer grade pipes shall be used.
023. Contractor shall supply & install all proprietary fittings for connections & junctions.
024. Additional subsoil drainage may be required where site conditions & groundwater dictate. Refer to Engineer for site inspection.
025. Pipes to be 1000 unless noted otherwise.
026. Outlet pipes from pits shall have invert level at least 50mm lower than the invert level of the lowest pipe entering the pit.
027. Inspection openings or stormwater pits shall be located where shown on the drawings and at the following locations:
    a. Each point of connection.
    b. Even spacing not more than 30m apart.
    c. Each end of any inclined surface which exceeds 6m in length.
    d. Each connection to an existing stormwater drain.
    e. Any change of direction greater than 45°.
028. Inspection openings shall be min 150Ø and shall be plugged or capped in accordance with AS3500.
029. Planter bowl/boxes to be lined with 'Atlantis Drainage Cell' or approved equivalent wrapped in geotextile and draining to subsoil drainage pipes connected to the main stormwater system. Co-ordinate with requirements of Landscape Architect.
030. Junctions in stormwater drains shall be made by means of a proprietary inspector or 'Y' or 'T' pipes of at least 150Ø opening cut as detailed on the drawings.

DRAINAGE PITS:

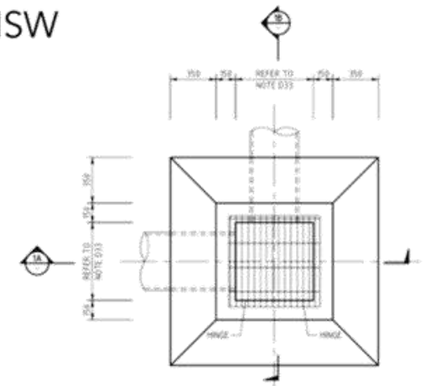
031. All pits and arrestors shall be constructed to the relevant authorities requirements. Provide local rails to pits.
032. Minimum cover to all reinforcement in concrete to be 40mm.
033. Minimum drainage pit size shall be as follows:

Depth to invert (mm)	Minimum Internal Dimensions (mm)			
	Rectangular		Circular	
	Width	Length	Diameter	
≤ 600	450	450	600	
>600 ≤ 900	600	600	900	
>900 ≤ 1200	600	900	1000	
>1200	900	900	1000	

034. All pits to have galvanized hinged lockable gratings equivalent to 'Grate Drainage Products Pty Ltd' 'Heelguard type' (use Class B in general areas and Class D in areas subject to vehicles).
035. Drainage pit size may need to be increased over minimum to suit pipe size. Pit internal dimensions shall be of least 300mm greater than external diameter of corresponding pipe.
036. Pits deeper than 1800mm are to be fitted with step irons at 300mm centres. Contact Engineer for typical detail.
037. All exposed pit edges shall be rounded with 20mm radius or 19 x 20 chamfer.
038. Walls of cast-in-situ pits shall be 200mm thick concrete, grade N32, unless noted otherwise.
039. Pits shall be reinforced with SL81 fabric, central in walls & base slab U.N.O. Mesh to be lapped 400mm. Lap mesh at corners or use N10 200 'L' bars lapping 400 each way.
040. Approved precast pits may be used.
041. Bases of drainage pits shall be grouted to prevent ponding of water, unless noted otherwise.

LEGEND

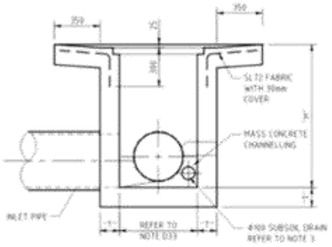
- Denotes stormwater pipe.
- Denotes subsoil drain.
- Denotes pipe diameter in mm.
- Denotes existing pipe.
- 1:100 Pipe grade as a percentage (min).
- I.L 139.50 Denotes invert level.
- G.L 139.50 Denotes ground level.
- R.L 139.50 Denotes reduced level.
- Denotes stormwater pit.
- Denotes grated stormwater pit.
- Denotes kerb entry & roadway pit system (900 x 600).
- Denotes 150 wide x 150 min. depth grated drain (type "ACO KS150" with Class A slotdip stainless steel heelguard grates U.N.O. Grated drains in areas subject to vehicle loads to be H30 and have Class D "ACO" perforated steel grating.
- Denotes downpipes.
- Denotes downpipes with spreader.
- RWS Represents 150mm round outlet, supplied via 100/60P to specialty plumbing supplier. Cast iron RWD with galvanised heavy duty mall grate.
- BD Represents dwarf drain with self-outlet pipe cast in slab and connected to surface drainage.
- PD Planter drain. 'Specialty Plumbing Supplies' 150mm RWD (114-150/90PBS) with planter box insert.



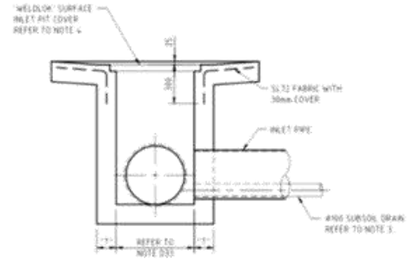
GRATED PIT PLAN

SAG INLET PIT NOTES:

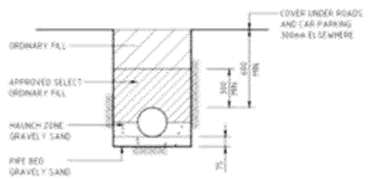
1. COMPRESSIVE STRENGTH OF CONCRETE TO BE A MINIMUM OF 20MPa AT 28 DAYS.
2. TOP OF BENCHING SHALL BE 1/2 OF OUTLET PIPE DIAMETER.
3. Ø100 SUBSOIL DRAINAGE PIPE 3m LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED AT INVERT LEVEL EITHER SIDE OF INLET PIPES.
4. PIT GRATE TO BE 'WELDLOK' OR APPROVED EQUIVALENT.
5. PROVIDE STEP IRONS WHERE PIT IS DEEPER THAN 1200.



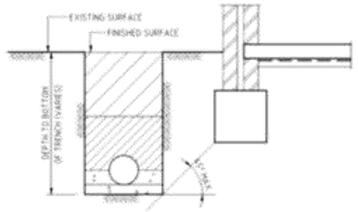
DETAIL 1A
SCALE 1:20



DETAIL 1B
SCALE 1:20



TYPICAL PIPE LAYING DETAIL
SCALE 1:20



TYPICAL PIPE LAYING ADJACENT TO FOOTINGS
SCALE 1:20

Demlakian Engineers Pty Limited
T/A Demlakian Consulting Engineers
ABN 27 628 564 680
+61 (0)2 9955 4455
demlakian.com.au

DRAWING SCHEDULE

DEMLAKIAN
INTELLIGENT THINKING

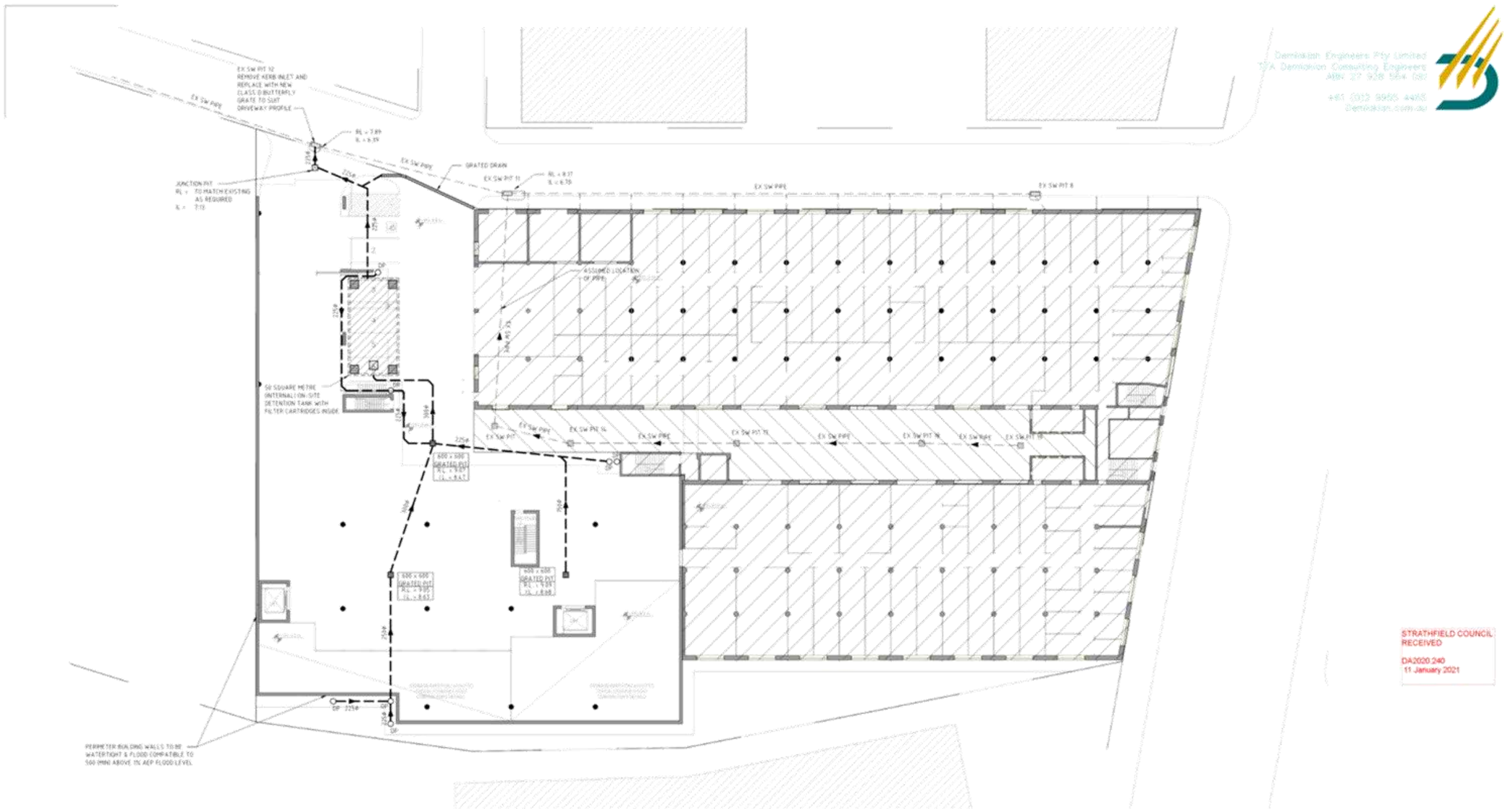
REV. No	DATE	REVISION	BY
P2	17.11.20	PRELIMINARY ISSUE	DAK
P1	27.04.20	PRELIMINARY ISSUE	RAL

This drawing MUST be read in conjunction with ALL other drawings for this project including but not limited to all construction notes.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT: MCHP Architects
CLIENT: Kennards Self Storage
PROJECT: KSS Homebush
2-4 Parramatta Road HOMEBUSH NSW
220036
TITLE: STORMWATER NOTES & DRAWING SCHEDULE
DRAWING: SW00
REVISION: P2
DATE: APR2020
DRAWN: DAK
CHECKED: RAL
ORIGINAL: A1 DWG

Demlakian Engineers Pty Limited
T/A Demlakian Consulting Engineers
ABN 27 628 564 680
+61 (0)2 9955 4455
demlakian.com.au



STRATHFIELD COUNCIL
RECEIVED
DA2020 240
11 January 2021

STORMWATER MANAGEMENT PLAN

ALL PIPES TO BE ø100 PVC @ 1% FALL, TYPICAL U.N.O. SCALE 1:200

- DENOTES STORMWATER PIPE
- DENOTES SUBSOIL DRAIN
- DENOTES PIPE DIAMETER IN MM
- DENOTES EXISTING STORMWATER PIPE
- DP DENOTES DOWNPIPE BY OTHERS
- REPRESENTS EXISTING BUILDINGS TO BE RETAINED
- REPRESENTS EXISTING PAVEMENT TO BE UNCHANGED

NOTE: THE CONCEPT DESIGN SHOWN ON THIS DRAWING IS BASED UPON PROVIDING ON-SITE STORMWATER DETENTION FOR NEW WORKS ONLY

DEMLAKIAN
INTELLIGENT THINKING

REV. No	DATE	REVISION	BY
P3	02.12.20	PRELIMINARY ISSUE	DAW
P2	17.11.20	PRELIMINARY ISSUE	DAW
P1	27.04.20	PRELIMINARY ISSUE	RAL

This drawing MUST be read in conjunction with ALL other drawings for this project including but not limited to all construction notes.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT: MCHP Architects
CLIENT: Kennards Self Storage

PROJECT: KSS Homebush
2-4 Parramatta Road HOMEBUSH NSW

220036

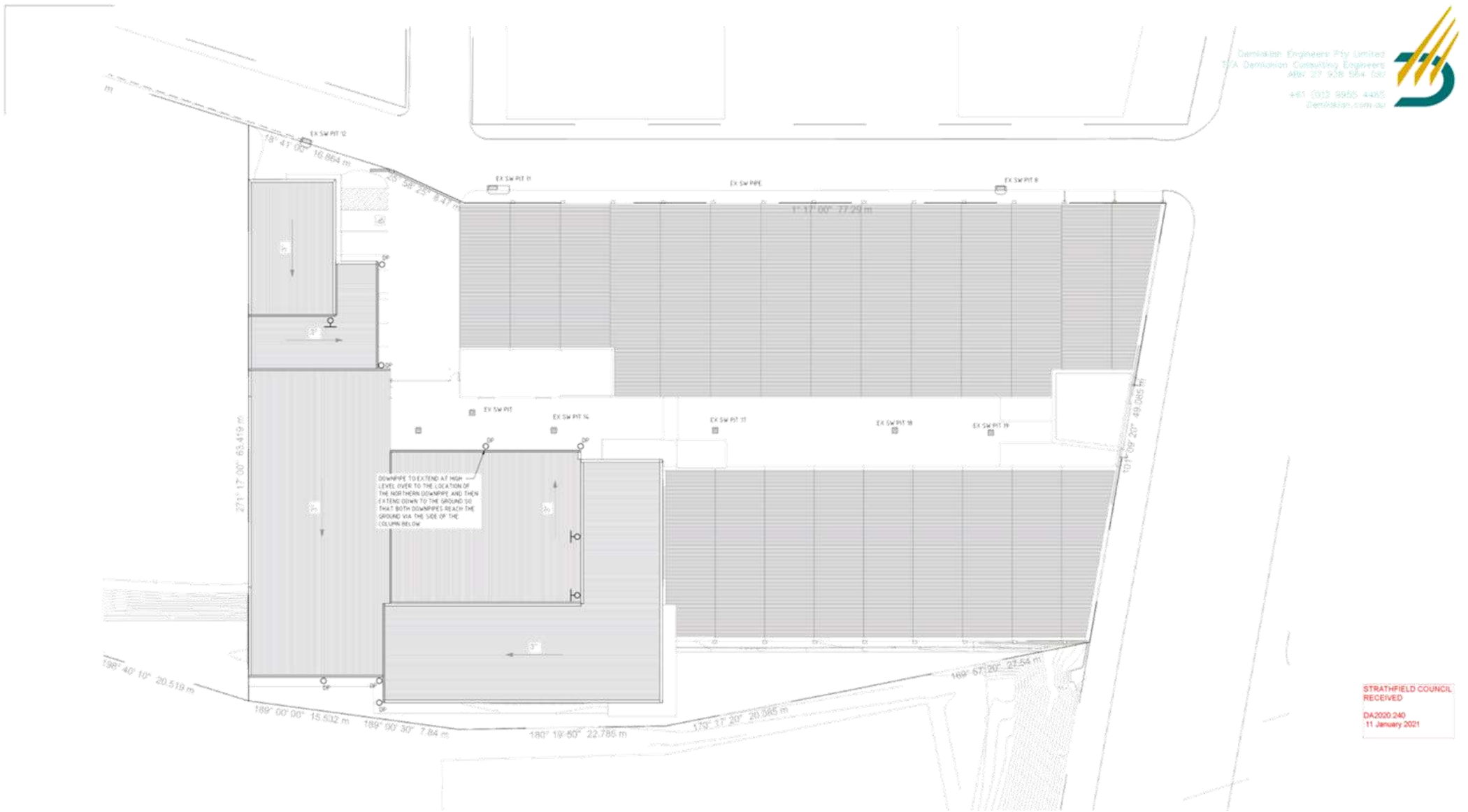
TITLE: STORMWATER MANAGEMENT PLAN

DRAWING: SW01 REVISION: P3 DATE: APR2020

DESIGNED: DAS DRAWN: RAL CHECKED: DW

ORIGINAL A1 DWG

Demlakian Engineers Pty Limited
T/A Demlakian Consulting Engineers
ABN: 27 628 564 682
+61 (0)2 9955 4455
demlakian.com.au



STRATHFIELD COUNCIL
RECEIVED
DA2020.240
11 January 2021

STORMWATER ROOF PLAN

ALL ROOF DRAINAGE BY OTHERS SCALE 1:200

DP DENOTES DOWNPIPE BY OTHERS

DENOTES SPREADER PIPE BY OTHERS

DEMLAKIAN
INTELLIGENT THINKING

REV. No	DATE	REVISION	BY
P3	02.12.20	PRELIMINARY ISSUE	DAW
P2	17.11.20	PRELIMINARY ISSUE	DAW
P1	27.04.20	PRELIMINARY ISSUE	RAL

This drawing MUST be read in conjunction with ALL other drawings for this project including but not limited to all construction notes.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT: MCHP Architects
CLIENT: Kennards Self Storage

PROJECT: KSS Homebush
2-4 Parramatta Road HOMEBUSH NSW

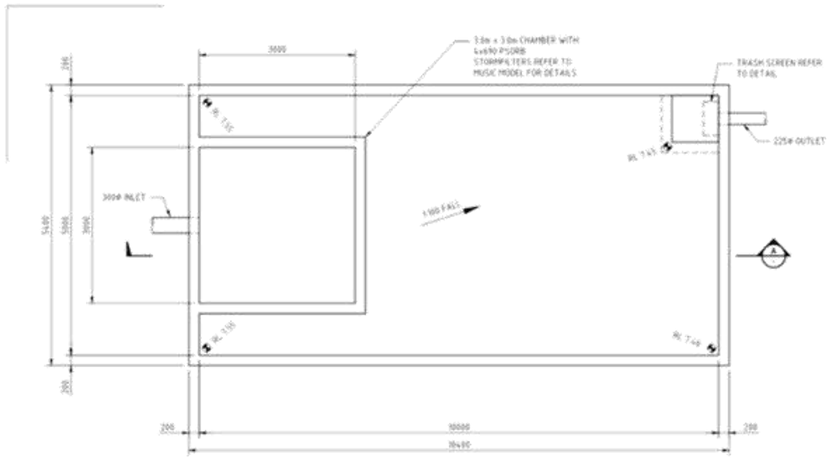
220036

TITLE: STORMWATER ROOF PLAN

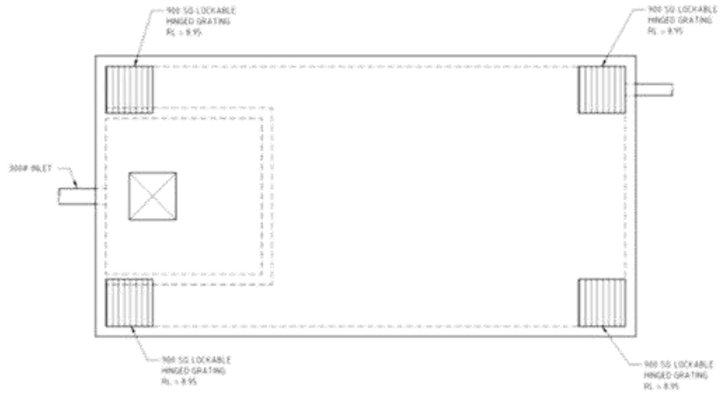
DRAWING: SW02 REVISION: P3

DESIGNED: DH
DRAWN: RAL
CHECKED: DH
DATE: APR2020

ORIGINAL A1 DWG



ON-SITE DETENTION TANK BASE PLAN
SCALE 1:50



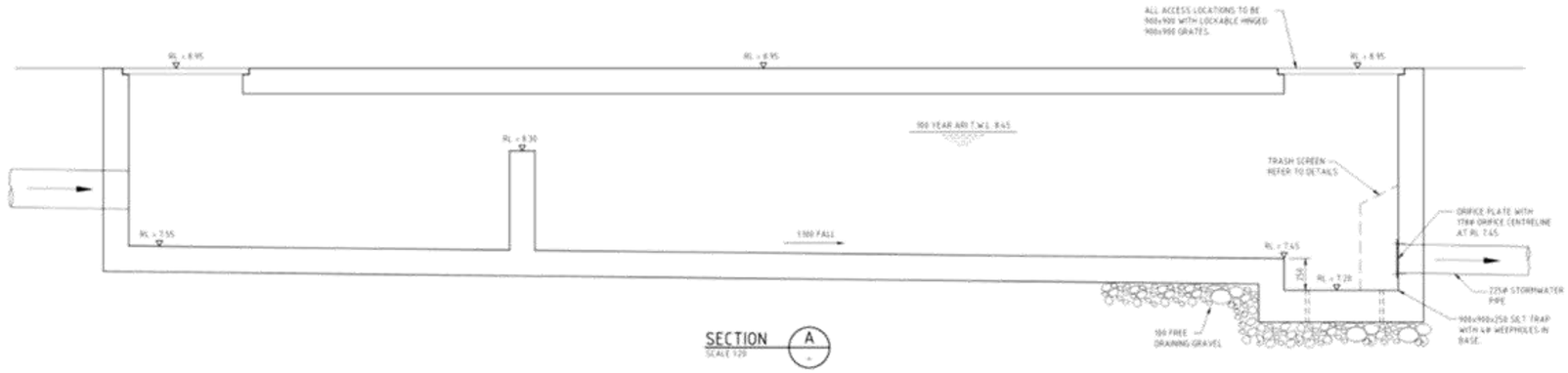
ON-SITE DETENTION TANK LID PLAN
SCALE 1:50

Demlakian Engineers Pty Limited
T/A Demlakian Consulting Engineers
ABN 37 628 564 680
+61 (0)2 9955 4455
demlakian.com.au

NOTE: TANK DESIGN TO FUTURE STRUCTURAL ENGINEERS DETAILS

OSD TANK		
ARI	TOP WATER LEVEL	STORAGE VOLUME (CUM)
2	7.86	14.5
10	7.89	22.7
100	8.45	37.2

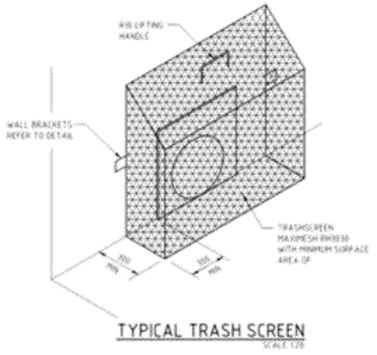
STORMWATER DISCHARGE RATES (L/s)		
ARI	PSD	POST-DEVELOPED
2	41.3	41.3
10	51.6	44
100	68.2	68



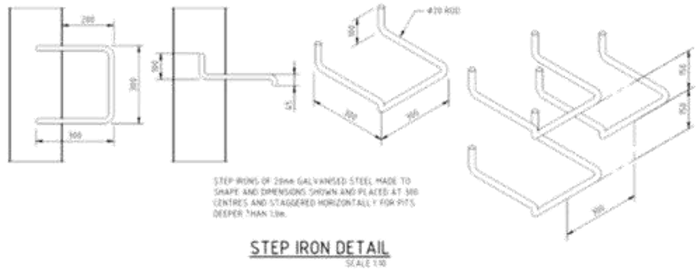
SECTION A
SCALE 1:20

GENERAL - ON-SITE DETENTION & STORMWATER DRAINAGE NOTES

1. ORIGIN OF LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE ON THE DRAWING(S).
2. PIPED STORMWATER DRAINAGE DESIGN CRITERIA
   a) TOTAL SITE AREA = 5429 sqm
      DEVELOPMENT SITE AREA = 1986 sqm
      UNDEVELOPED SITE AREA = 0 sqm
      PROPOSED ROOF AREA = 1631 sqm
      EXISTING ROOF AREA = 2586 sqm
      IMPERVIOUS PATHS & DRIVEWAYS = 355 sqm
      EX. IMPERVIOUS PATHS & DRIVEWAYS = 854 sqm
      TOTAL IMPERVIOUS SITE AREA = 5428 sqm
      IMPERVIOUS SITE PERCENTAGE = 100%
   b) PRE-DEVELOPMENT FLOWS FROM DEVELOPMENT AREA (REFER TO - 220036hydro\220036SW_02_OSD.xls)
      PERMISSIBLE SITE DISCHARGE
      2 Yr ARI SITE DISCHARGE = 41.3 L/s
      10 Yr ARI SITE DISCHARGE = 51.6 L/s
      100 Yr ARI SITE DISCHARGE = 68.2 L/s
   c) POST DEVELOPMENT FLOWS WITH OSD (REFER TO - 220036hydro\220036SW_02_OSD.xls)
      TOTAL 2 Yr ARI DISCHARGE = 41.3 L/s
      TOTAL 10 Yr ARI DISCHARGE = 44 L/s
      TOTAL 100 Yr ARI DISCHARGE = 66L/s
      REFER TO DRAINS INPUT & OUTPUT FILES.
3. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES, AND GRADES SHOWN ARE NOT TO BE REDUCED. LEVELS ARE NOT TO BE ALTERED WITHOUT THE APPROVAL OF THE DESIGNER

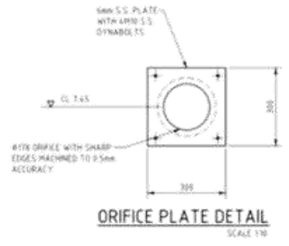


TYPICAL TRASH SCREEN
SCALE 1:20

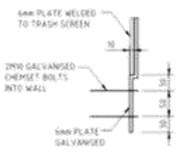


STEP IRON DETAIL
SCALE 1:10

STEP IRONS OF 20mm GALVANISED STEEL MADE TO SHAPE AND DIMENSIONS SHOWN AND PLACED AT 300 CENTRES AND STAGGERED HORIZONTALLY FOR PITS DEEPER THAN 1.0m.



ORIFICE PLATE DETAIL
SCALE 1:10



TRASH SCREEN WALL BRACKET DETAIL
SCALE 1:5

STRATHFIELD COUNCIL RECEIVED
DA2020.240
11 January 2021

DEMLAKIAN
INTELLIGENT THINKING

REV.No	DATE	REVISION	BY
P2	17.11.20	PRELIMINARY ISSUE	DAK
P1	27.04.20	PRELIMINARY ISSUE	RAL

This drawing MUST be read in conjunction with ALL other drawings for this project including but not limited to all construction notes.

PRELIMINARY
NOT FOR CONSTRUCTION

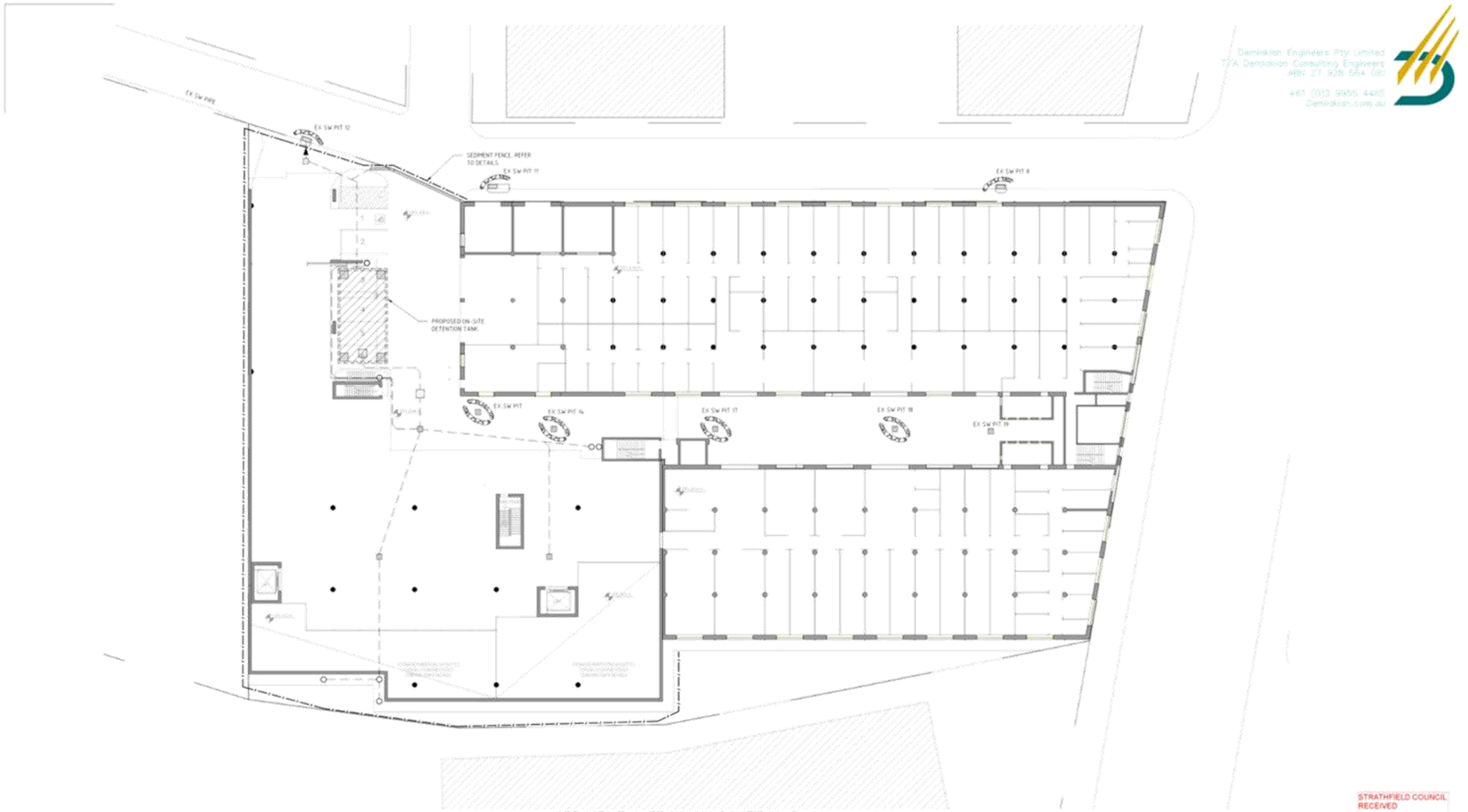
ARCHITECT: MCHP Architects
CLIENT: Kennards Self Storage

PROJECT: KSS Homebush
2-4 Parramatta Road HOMEBUSH NSW

TITLE: ON-SITE DETENTION TANK DETAILS

220036
DRAWING: SW03
REVISION: P2
DATE: APR2020
DRAWN: DAK
CHECKED: RAL
ORIGINAL A1 LDWG

Demlakian Engineers Pty Limited
T/A Demlakian Consulting Engineers
ABN 27 628 564 682
+61 (0)2 9955 4482
Demlakian.com.au



SEDIMENT & EROSION CONTROL PLAN SCALE 1:200

INDICATES SEDIMENT FENCE
INDICATES HAY BALE WALL
INDICATES TYPICAL DISTURBED CONSTRUCTION ZONE
INDICATES SEDIMENT SOCK TRAP

EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AS SHOWN ON THE DRAWINGS.
2. DUST SHALL BE CONTROLLED BY REGULAR MOISTENING OF EXCAVATED SERVICES AND STOCKPILES.

STRATHFIELD COUNCIL
RECEIVED
DA2020.240
11 January 2021

DEMLAKIAN
INTELLIGENT THINKING

REV. No	DATE	REVISION	BY
P3	02.12.20	PRELIMINARY ISSUE	DAW
P2	17.11.20	PRELIMINARY ISSUE	DAW
P1	27.04.20	PRELIMINARY ISSUE	RAL

This drawing MUST be read in conjunction with ALL other drawings for this project including but not limited to all construction notes.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT: MCHP Architects
CLIENT: Kennards Self Storage

PROJECT: KSS Homebush
2-4 Parramatta Road HOMEBUSH NSW

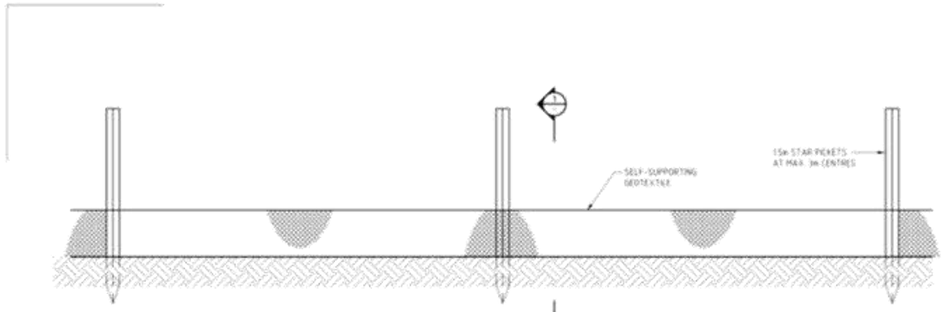
220036

TITLE: SEDIMENT & EROSION CONTROL PLAN

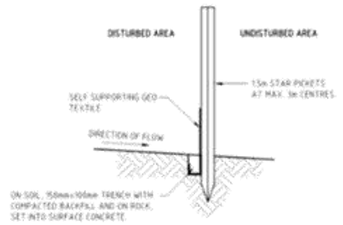
DRAWING: SW04 | REVISION: P3 | DATE: APR2020

DRAWN: DH | ORIGINAL: RAL | CHECKED: DW

ORIGINAL A1 DWG



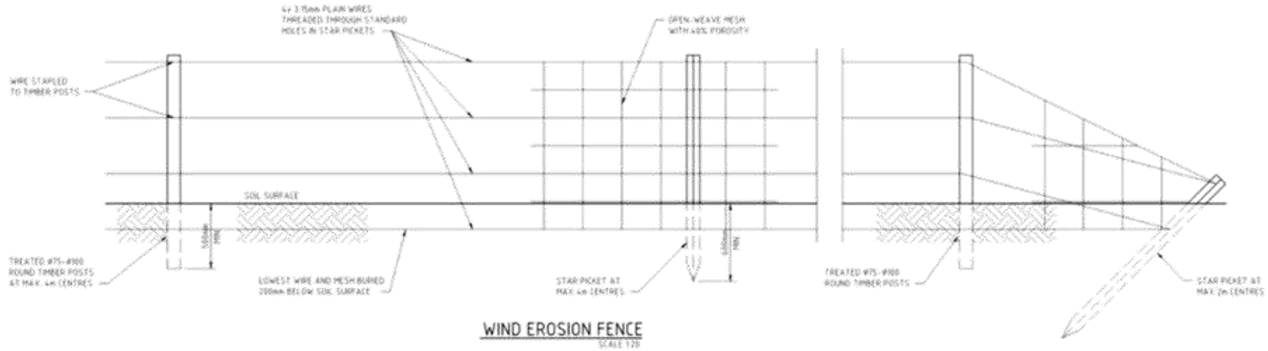
STANDARD SEDIMENT FENCE
SCALE 1:20



SECTION 1
SCALE 1:20

SEDIMENT FENCE CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND, 3m APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.



WIND EROSION FENCE
SCALE 1:20

WIND EROSION FENCE CONSTRUCTION NOTES

1. INSTALL FENCE TO HEIGHT AND LOCATION AS SPECIFIED ON SEDIMENT &EROSION CONTROL PLAN.
2. CUT A CHANNEL 200mm DEEP ALONG FENCE LINE.
3. PLACE A WIRE AND LIGHT RESISTANT, OPEN-WEAVE POLYMER MESH WITH 40% POROSITY ON PREVAILING WIND SIDE OF FENCE.
4. FASTEN MESH TO ALL WIRES USING RING FASTENERS AT 100mm-150mm INTERVALS ON TOP AND 300mm INTERVALS ON OTHER WIRES.
5. USE ONE Ø75-Ø100mm TREATED ROUND POST EVERY 25 METRES.
6. STAR PICKETS TO BE FITTED WITH SAFETY CAPS.

Demlakian Engineers Pty Limited
T/A Demlakian Consulting Engineers
ABN 27 928 564 680
+61 (0)2 9955 4455
demlakian.com.au

EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AS SHOWN ON THE DRAWINGS.
2. THE TRUCK SHAKER SHALL BE REGULARLY CLEANED BY LIFTING, DISLODGING & REMOVING SPOIL.
3. THE TEMPORARY SEDIMENT TRAP PIT SHALL BE CLEANED REGULARLY. IN THE EVENT THE GEOTEXTILE FILTER BECOMES CLOGGED DURING DEWATERING OF THE EXCAVATION, PUMPING SHALL BE STOPPED AND THE FILTER CLEANED OR RENEWED.
4. DUST SHALL BE CONTROLLED BY REGULAR MOISTENING OF EXCAVATED SERVICES AND STOCKPILES.

SOIL & WATER MANAGEMENT PLAN NOTES

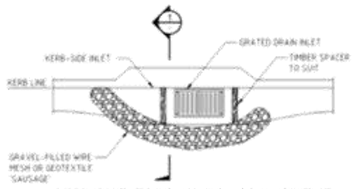
A. CONSTRUCTION SEQUENCE

1. CONSTRUCT STABILISED SITE ACCESS(S).
2. INSTALL ALL BARRIER FENCING TO EXCLUDE ACCESS TO THE NOMINATED RESTRICTED AREAS.
3. CONSTRUCT EARTH BANKS AND CUT-OFF DRAINS TO DIRECT OVERLAND FLOW BEYOND THE SITE.
4. CONSTRUCT EARTH BANKS & CUT-OFF DRAINS TO DIRECT OVERLAND FLOW TO THE DESIGNATED OUTLET PIT.
5. STRIP AND STOCKPILE TOPSOIL FROM THOSE LANDS TO BE EXPOSED TO CONSTRUCTION ACTIVITIES.
6. UNDERTAKE WORKS ACCORDING TO THE ENGINEERING PLANS.

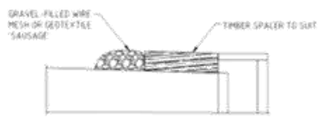
B. SITE INSPECTION MAINTENANCE CONDITIONS

1. WASTE BINS WILL BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
2. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND WILL:
   a) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS;
   b) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN FIVE METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS;
   c) REMOVE TRAPPED SEDIMENT WHENEVER LESS THAN DESIGN CAPACITY REMAINS WITHIN THE STRUCTURE;
   d) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS APPROPRIATE;
   e) MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED; AND
   f) REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.
3. AS A PART OF THE STATUTORY 'DILIGENCE AND CARE' RESPONSIBILITIES, THE SITE SUPERINTENDENT WILL KEEP A LOG BOOK, MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
   a) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS;
   b) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS;
   c) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE;
   d) THE NEED FOR DUST PREVENTION STRATEGIES; AND
   e) ANY REMEDIAL WORKS TO BE UNDERTAKEN.

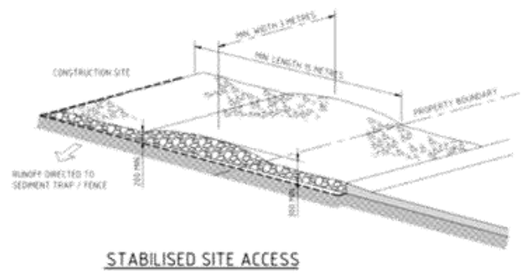
THE BOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON ON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF WORKS.



SEDIMENT TRAP SOCK ARRANGMENT
SCALE 1:50



SECTION 1
SCALE 1:20



STABILISED SITE ACCESS

CONSTRUCTION NOTES - SITE STABILISATION ACCESS

1. STRIP TOPSOIL & LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE OR 30mm AGGREGATE. MINIMUM LENGTH 15m OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3m.
4. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR SEDIMENT TRAP.

DEMLAKIAN
INTELLIGENT THINKING

REV. No	DATE	REVISION	BY
P2	17.11.20	PRELIMINARY ISSUE	DAK
P1	04.05.20	PRELIMINARY ISSUE	RAL

This drawing MUST be read in conjunction with ALL other drawings for this project including but not limited to all construction notes.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT: MCHP Architects
CLIENT: Kennards Self Storage

PROJECT: KSS Homebush
2-4 Parramatta Road HOMEBUSH NSW
220036

TITLE: SEDIMENT & EROSION CONTROL DETAILS
DRAWING: SW05
REVISION: P2
DATE: APR2020

ORIGINAL A1 DWG

PROPOSED RENEWAL OF EXISTING KENNARDS SELF STORAGE FACILITY at 2-4 Parramatta Road, Homebush

TRAFFIC AND PARKING ASSESSMENT REPORT

Report for Kennards Self-Storage Pty Ltd

DOBINSON & ASSOCIATES Pty Ltd
Management & Transport Consultants
38/59 Macquarie Drive, Cherrybrook NSW 2126
Ph: (02) 9481 0453 Mobile: 0419 227 466
Email: kdob5500@bigpond.net.au

December 2020

TABLE OF CONTENTS

1. INTRODUCTION

This report has been prepared to accompany a development application to Strathfield Council for a renewal of the existing Kennards Self-Storage facility at 2-4 Parramatta Road, Homebush. The location is shown in the map below.

The report is based on information provided by Kennards Self-Storage, their consultants and a site inspection and on that information only.

This report -

- reports existing site conditions;
- provides details of the proposed self-storage facility;
- assesses the adequacy of parking for the proposed self-storage facility; and
- assesses traffic generation of the self-storage facility and its impact on the road network.

2. PROPOSED DEVELOPMENT

Existing Site & Background

The site is located at the south eastern corner of Parramatta Road and Columbia Lane, Homebush. It comprises Lots A and B in DP 171468 and a central Lot 1, DP124584 between the Lots A and B; the site is known as 2-4 Parramatta Road, Homebush.

The site has the shape of a curved rectangle; it has a frontage of 49.085 metres to Parramatta Road and 149.55 metres to Columbia Lane; it has an area of 9,084 m^2. The site survey is shown below.

The site is currently occupied by the Kennards Homebush self-storage facility. The facility comprises 4 existing buildings –

- a small single storey cladded rectangular building of 186 m^2 gross floor area (GFA) for self-storage, providing 186 m^2 net leasable area (NLA)
- a 2nd small single storey brick rectangular building of 134 m^2 GFA for self-storage, providing 134 m^2 NLA
- A large 2 storey brick and cladded quadrilateral shaped building of 3,500 m^2 GFA with 250 m^2 GFA office space and 2,800 m^2 NLA used for self-storage
- A very large 3 storey brick 'U' shaped building at the Parramatta Road frontage of 7,414 m^2 GFA; 70 m^2 GFA is used for office/reception and 5,586 m^2 NLA used for self-storage.
- In addition there is a large open storage area at the southern end of the site largely occupied by vehicles using 8 leased spaces marked in this area; this area has a NLA of 144 m^2.

The above buildings have a combined GFA of 11,234 m^2 with 250 m^2 GFA as office space and 70 m^2 GFA for office/reception. The buildings together provide 8,706 m^2 NLA for self-storage plus the open storage 144 m^2 yields a total of 8,850 m^2 NLA on the site at present.

2 parking bays are provided near the office/reception space in the 'U' shaped building capable of accommodating cars or trucks on site.

The site is adjoined by residential unit blocks to the west and industrial business premises to the south, Strathfield STS Substation, and to the south & east, Sydney Trains –Rail Equipment Centre, both accessed via Columbia Lane.

The site has direct access to Columbia Lane only; it has no direct access to Parramatta Road.

Columbia Lane connects to Parramatta Road at its northern end and runs south alongside the site to Powells Creek and the entry to Strathfield STS Substation where it turns east alongside Powells Creek and under the rail loop from west to north, providing access to Sydney Trains Rail Equipment Centre.

The main access to the Kennards Site is about midway along the Columbia Lane frontage, with Nipper Street commencing directly opposite; Nipper Street then runs west with a right angle turn about 58 metres from Kennards leading to a signalized intersection at Parramatta Road and George Street opposite. A separate access is at the southern end of the site which provides access to the rear buildings and the open storage area.

Proposed Development

The proposed development involves –

- Demolition of 3 existing buildings and part of a 4th, the 'U' shaped building, as shown on the Demolition Plan drawing below.
- The remaining portion of the "U' shaped building is known as Building A and is to be retained. Building A has a GFA of 7,322 m^2 with a reception office of 70 m^2 GFA and 5,424 m^2 NLA. Two sets of stairs are provided between levels in this building.
- Subdivision of the site into 2 lots as shown on Subdivision Plan drawing below. Lot A is to be retained for the self-storage facility and Lot B to remain vacant for some future development; no development is proposed on Lot B at this time as part of this development proposal.
- Construction of a new 8 storey building at the southern end of the new Lot A extending over the demolished section of the 'U' shaped building; this is to be known as Building B. This building has a GFA of 9,540 m^2 and NLA self-storage of 7,175 m^2. Two sets of stairs and 2 goods lifts are provided between all floors in the buildings.

  The Site Analysis Plan drawing below shows the layout of the new facility with Building A being the residual component of the existing 'U' shaped building and Building B the new 8 storey building to be constructed These two buildings yield a GFA for the new self-storage facility of 16,862 m^2 GFA, with 70 m^2 GFA office/reception space and 12,599 m^2 NLA self-storage.
- Provision of 6 marked parking spaces outside the entry gate for new customers leasing self-storage spaces or picking up boxes and the like, 2 spaces for staff on either side of the exit gate and 20 spaces for patrons of self-storage units; this represents a total of 28 parking spaces on site.

To enhance safety for the few pedestrians that occur on these sites, pedestrian walkways are to be marked between car parking spaces and office and building entrances. There is little to no pedestrian activity along this eastern side of Columbia Lane and none expected with the changes proposed to the self-storage facility now proposed.

The existing access from Columbia Lane opposite Nipper Street is to be retained but separated into entry and exit driveways by a central island.

Plan layout drawings of the 8 floors in the new building are shown below together with a cross section of the completed facility; the Level 1 plan shows the layout at ground level.

Truck turning paths for 8.8 metres and 12.5 metres rigid trucks, the largest to visit the site, are shown in drawings below.

3. PARKING ASSESSMENT

Existing Kerbside Parking Restrictions

There are kerbside parking restrictions along Parramatta Road past the site with kerbside parking denied along its full length.

There are "No Stopping" restrictions along Columbia Lane and Nipper Street which is vital along these narrow streets which are just sufficient for 2 vehicles to pass.

Criteria for Parking

The Strathfield Council Development Control Plan 2005 (DCP 2005)[1] with amended version in 2020 (DCP 20) sets out parking requirements for specific land uses as under, (the more recent requirements are listed) -

- Office Development – 1 space per 100 m^2 GFA
- Warehouses and Bulk Stores – 1 space per 100 m^2 or 1 space for each 2 employees whichever provides the greater number of spaces (but note only applies to be used for buildings to be used for this purpose not for new buildings).

However the DCP provides no definitive guide to parking at self-storage facilities. Self-storage facilities have a very low parking demand much less than warehouses and the like.

To provide a guide to peak parking need at these facilities, studies were commissioned by the Self-Storage Association of Australia Pty Ltd. In 2009; Aurecon Australia Pty Ltd undertook the study[2] of 32 self-storage facilities in cities and towns in NSW, Queensland, South Australia, Victoria and Western Australia and recommended parking for self-storage facilities related to maximum leasable area (MLA). In 2016 Aurecon Australia Pty Ltd undertook a supplementary study[3] of 15 sites to update the original study findings. (Note "MLA" is the same area as "NLA" referred to above.)

Updated parking recommended for self-storage facilities is shown in the table below.

Table 3 - Recommended minimum number of Parking Spaces per MLA group

Maximum Leasable Area	Office Parking	Storage Area Parking	Staff Parking	Trailer/ Ute Parking	Total Parking (2016)
0 - 3,000 m^2	1	2	2	1	6
3,000 - 6,000 m^2	2	5	2	1	10
6,000 - 9,500 m^2	2	8	2	1	13

However a superior guide is provided by a direct relationship with Kennards Self-Storage facilities. Surveys of Kennards Self-Storage facilities in suburban areas in NSW have shown parking requirements as set out in the table below.

[1] Strathfield Consolidated Development Control Plan 2005 (DCP 2005), Part 1, Provision of Off-street Parking Facilities, adopted 4 April 2006, inforce 3 May 2006 And
Strathfield Development Control Plan No. 20, adopted 6 October 2020, in force from 13 October 2020, Section 2.12 Access for People with Mobility Disabilites and 2.13 Vehicular Access and Parking.

[2] Study Results and Findings, Self-Storage Facility Traffic and Parking Study. Prepared for Self-Storage Association of Australia, Aurecon Australia Pty Ltd, 8 July 2009, Reference 388511443, www.aurecongroup.com.au

[3] 2016 Traffic and Parking Study Addendum. SSAA Supplementary Addendum Traffic and Parking Study for Self-Storage Association Australia. Aurecon Australia Pty Ltd, 17 November 2016

Item	Guildford Feb. 07	Thornleigh Sept 05	Wetherill Park Sept. 05	Sandgate Sept 05	Prospect Sept. 09
Net rentable storage area	6,395 m^2	6,658 m^2	6,800 m^2	5,900 m^2	7,354 m^2
Peak parking demand					
# storage patrons	7	13	8	7	12
# customers	8	3	3	4	2
# staff	2	2	2	2	2

Notes:

1. In the above table differentiation between persons parking at the site represents:
   - # Storage patrons are persons who have rented storage units and are visiting the site to deliver goods to the unit, collect goods from the unit or inspect goods stored in the unit - they are usually relatively regular visitors
   - # Customers are persons visiting the office on site to arrange rent of storage units, discuss storage issues, collect boxes for storage of goods and the like; they provide a service function, sales are a minor function and mostly related to existing storage patrons.
   - # Staff are employees on site located in the office. Most Kennard sites operate with a single staff member but larger sites carry 2 staff at periods of peak demand.
2. The stay of storage patrons at Wetherill Park varied from a few minutes to over an hour with an average of about 16 minutes.
3. Guildford, Wetherill Park and Sandgate are ranch style facilities where storage patrons park in aisles alongside units. Thornleigh and Prospect are low level, one, two and three storey facilities in suburban locations; Thornleigh has no aisle parking, Prospect has some.

Survey data above for Kennard's self-storage facilities yields an average parking demand of:

- Storage patrons – 1.41 spaces per 1,000 m^2 NLA
- Customers – 0.60 spaces per 1,000 m^2 NLA
- Staff – 0.30 spaces per 1,000 m^2 NLA. However Kennards self-storage facilities generally operate with a maximum of 2 staff on duty at any one time.

Parking Required

The proposed Homebush facility will have a GFA of 16,862 m^2 and NLA of 12,599 m^2.

The Self-Storage Association of Australia *Self-Storage Facility Traffic and Parking Study,* indicates parking requirements for self-storage sites within the range of 6,000 - 9,500 m^2 MLA.

On a pro-rata rate (12,599 m^2 NLA/7,750 m^2 NLA = 1.6), with the Kennards proposal having 12,599 m^2 NLA, required parking is assessed at -

Office parking	3 spaces
Storage area parking	13 spaces
Staff parking	3 spaces
Trailer/Ute parking	2 spaces
Total parking for self-storage facility	21 spaces

However survey data from existing Kennard's self-storage facilities indicates a parking demand for the Homebush facility of -

- Storage patrons – 12,599 m^2 NLA x 1.41 spaces per 1,000 m^2 NLA = 17.8 spaces
- Customers 12,599 m^2 NLA x 0.60 spaces per 1,000 m^2 NLA = 7.6 spaces
- Staff – 12,599 m^2 NLA x 0.30 per 1,000 m^2 NLA = 3.8 spaces. However Kennards sites generally operate with a maximum of 2 staff at any one time.

Total parking required = 17.8 + 7.6 + 2 = say 27.4, say 28 spaces.

Parking Provided

A total of 28 parking spaces (including 1 disabled space) are provided. 6 of these spaces are located at the entry to the site, outside the security gate, for new customers; 2 staff parking spaces are located on either side of the exit security gate with the remaining 20 inside the security gates for self-storage patrons and staff.

Provision is available at the ground floor for the occasional 8;8 m MRV or 12.5 m HRV truck to access the site; swept paths for these vehicles are shown in drawings below.

The 28 marked parking spaces provided meet the requirement assessed under the criteria above for customers, staff and storage unit patrons and are considered adequate for the Homebush Kennards self-storage facility proposed on the site.

4. TRAFFIC ASSESSMENT

Road Hierarchy

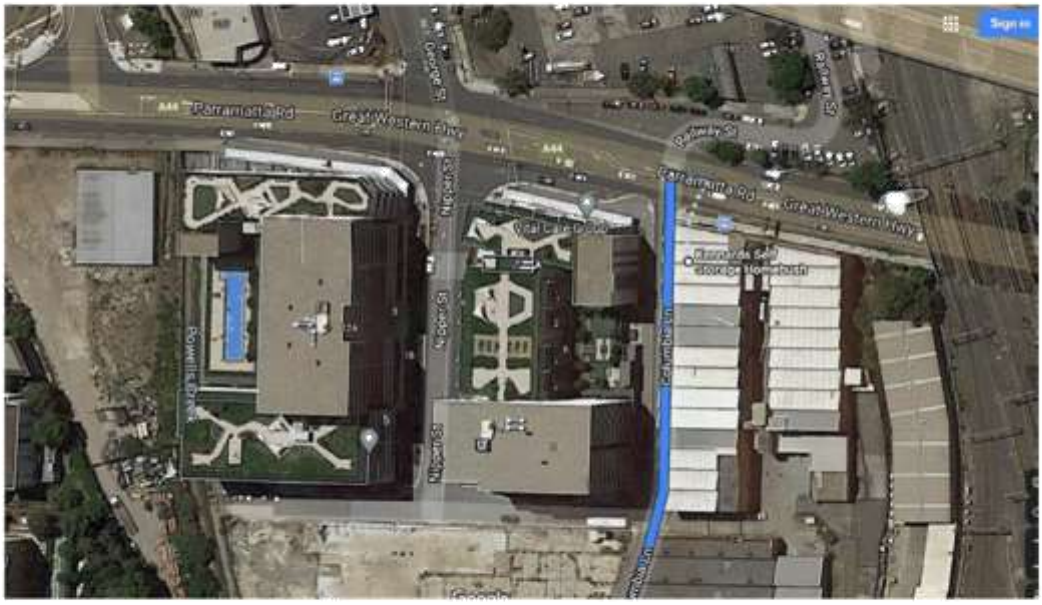
Parramatta Road at the rear of the site is a State road, an east-west arterial, linking the site from the CBD to the east to Parramatta and points west.

The M4 Motorway is immediately alongside Parramatta Road to the north also connecting the site east and west and to other parts of Sydney via the Motorway network.

Homebush Bay Drive west of site, is a State Road linking to Centenary Drive to the south and together providing an arterial road connection to north and south. Likewise Concord Road to the east of the site, is also a State Road providing connection to the north and south.

Other roads in the immediate vicinity of the site, such as Columbia Lane, Nipper Street, George Street and Station Street, are local roads providing access to properties around the site.

The road layout around the Kennards site is shown in the aerial below,



Existing Traffic Controls

The existing traffic controls which apply to the road network in the vicinity of the site are:

- A 60 km/hr speed limit on Parramatta Road past the site.

- A 50 km/h speed limit on Columbia Lane, Nipper Street, George Street, Station Street and other local roads in the local area.
- A 'T' intersection at Columbia Lane with Parramatta Road but a right turn access bay from Parramatta Road.
- A signalized intersection of Nipper Street and George Street with Parramatta Road.

Existing Traffic Conditions

Parramatta Road past the site is basically a 4-lane (2 lanes each way), 2-way road, with a relatively narrow central median between east and westbound traffic lanes, but it has turning bays for left hand and right hand turning traffic at side streets; no kerbside parking is permitted along its length. For eastbound traffic, it has right turn bays into Nipper Street and Columbia Lane with a left slip lane into Station Street.

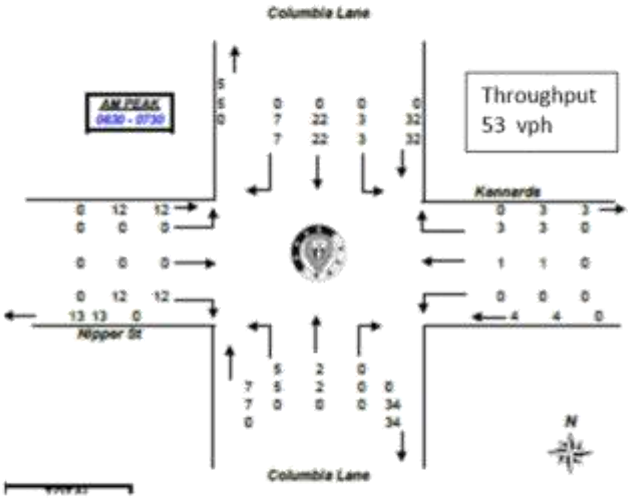
For westbound traffic, it has a left turn bay for turn into Nipper Street and a right turn bay for turn into George Street.

Columbia Lane is a 2-lane, 2-way local road, with a 5.5 metre wide carriageway; no kerbside parking is permitted along its length.

Nipper Street is a 2-lane, 2-way local road, with a 6.7 metre wide carriageway; this widens to 2 lanes northbound in approach to Parramatta Road to facilitate left turns into that road; no kerbside parking is permitted along its length.

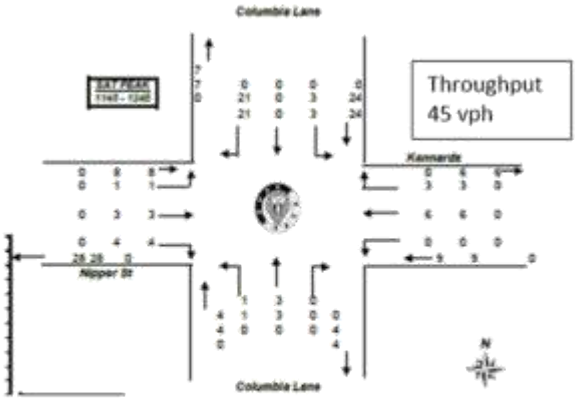
Traffic counts on Wednesday 11th and Saturday 14th November 2020 at the entry to the site on Columbia Lane opposite Nipper Street, showed weekday peak a.m. and p.m. movements and Saturday midday peak hour as depicted in the diagrams below.

The combined count periods show 65% of traffic entered and departed the Kennards facility via Nipper Street with 35% entering and departing via Columbia Lane; but 82% departed via Nipper Street with 42% arriving.



Weekday a.m. peak hour

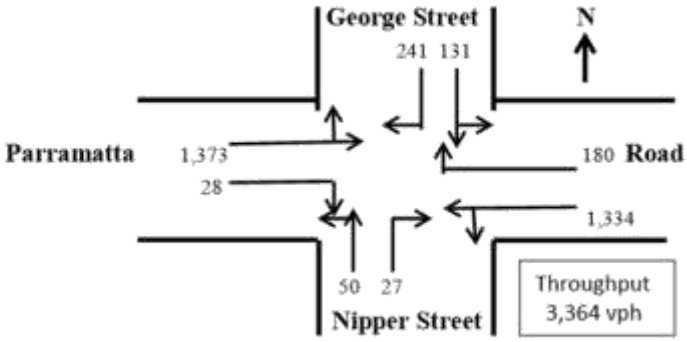
Weekday p.m. peak hour



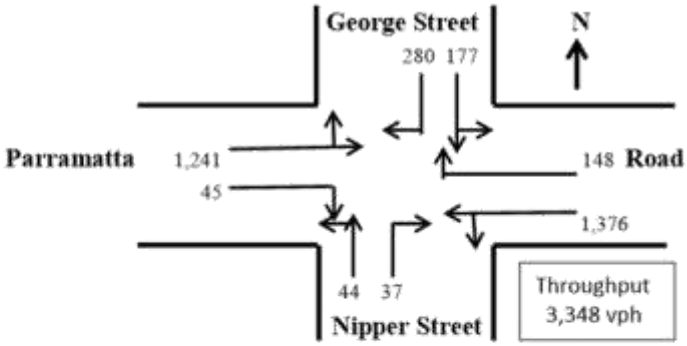
Saturday midday peak hour

The complete count is shown in Appendix A below.

Weekday peak hour traffic flows on each leg of the signalized intersection of Nipper Street with Parramatta Road, where Kennards self-storage facility traffic joins the arterial road network, were obtained from Transport for NSW traffic signal data base, for Thursday, 13 August 2020 and are shown on the diagram below.



Weekday a.m. peak hour



Weekday p.m. peak hour

Access Arrangements

Separate entry and exit driveways to the site are proposed in Columbia Lane opposite Nipper Street divided by a 6 metre wide central island. The entry driveway is 8 metres wide with the a 6 metre wide entry gate 21 metres further back on the site; the exit driveway is 8.8 metres wide with a 6 metre wide exit gate 13 metres back on the site.

Clear sight is available to and from the access to the site –

- 90 metres along Columbia Lane to the north to Parramatta Road,
- 99 metres along Columbia Lane to the south to the end of Columbia Lane at Powells Creek,
- 58 metres along Nipper Street to the east to the right-angled turn in Nipper Street and 107 metres to the end of Nipper Street.

These distances may be compared with the minimum sight distance required by AS/NZ 2890.1 (2004) of –

Frontage road speed	desirable sight distance	minimum sight distance
50 km/hr	69 metres	45 metres

Traffic Generation

The Roads and Maritime Services (RMS, now Transport for NSW) Guide to Traffic Generating Developments[4] is usually the best guide to traffic generation potential of developments. This Guide and its update[5] indicate genertion rates as set out below -

- Offices
  - AM peak hour vehicle trips = 1.6 per 100 m^2 GFA
  - PM peak hour vehicles trips = 1.2 per 100 m^2 GFA

However this Guide does not indicate traffic generation for self-storage facilities, which as indicated, are relatively low traffic generators.

But the Aurecon Australia Pty Ltd study also estimated traffic generation for self-storage facilities of various leasable areas of storage space related to maximum leasable area (MLA) as shown below. This remains valid after the 2016 study although that later study indicted slightly lower generation rates.

Table 5-8: Estimated traffic generation range for whole site

Daily	Weekday Trips	Weekend Trips
0-3,000 m²	60 to 130	40 to 100
3,000 m²-6,000 m²	110 to 220	80 to 160
6,000 m²-9,500 m²	160 to 260	120 to 260
AM Peak Hour		
0-3,000 m²	5 to 15	
3,000 m²-6,000 m²	10 to 20	
6,000 m²-9,500 m²	15 to 30	
PM Peak Hour		
0-3,000 m²	5 to 20	
3,000 m²-6,000 m²	10 to 20	
6,000 m²-9,500 m²	20 to 30	
Business Peak Hour		
0-3,000m²		10 to 30
3,000 m²-6,000 m²		10 to 30
6,000 m²-9,500 m²		20 to 40

Again a more reliable guide can be given by gate log data from Kennards Self-Storage facilities. Data for a number of sites is shown in the table below.

Item	Guildford Feb. 07	Thornleigh Sept 05	Wetherill Park Sept. 05	Sandgate Sept 05	Prospect Sept 09
Net rentable area for storage (m^2)	6,395	6,658	6,800	5,900	7,354
Peak traffic generation vtph					
Weekday a.m	10	19	10	14	25
Weekday p.m.	11	10	10	10	20
Weekend	12	14	12	15	26

vtph = vehicle trips per hour

The data in that table indicates average generation for the Kennards sites as:

- Weekday a.m. peak hour – 2.36 vtph (vehicle trips per hour) per 1,000 m^2 NLA

[4] Guide to Traffic Generating Developments, Version 2.2. Roads & Traffic Authority (RTA) October 200
[5] Technical Direction for traffic, safety and transport practitioners. Roads & Maritime Services (RMS) May 2013.

- Weekday p.m. peak hour – 1.84 vtph per 1,000 m^2 NLA
- Weekend day peak hour – 2.39 vtph per 1,000 m^2 NLA

As indicated above, the proposed Homebush facility will have a GFA of 16,862 m^2 and NLA of 12,599 m^2. However the existing site provides 11, 234 m^2 GFA with 250 m^2 GFA of separate office space and 8,850 m^2 NLA of self-storage. This represents an increase of 12,599 – 8,850 = 3,749 m^2 NLA self-storage pace, less 250 m^2 GFA separate office space for assessment of increased site generation.

Using the above data, the increased traffic generation for the proposed self-storage component of the facility in peak hours is:

- Weekday a.m. peak hr – 3,749 m^2 NLA x 2.36/1,000 m^2 NLA = 8.8 , say 9 vtph (5 vph entering, 4 departing.
- Weekday p.m. peak hr – 3,749 m^2 NLA x 1.84,000 m^2 NLA = 6.9, say 7 vtph (3 vph entering, 4 departing)
- Weekend mid-day peak hr – 3,749 m^2 NLA x 2.39/1,000 m^2 NLA = 9 vtph (4 vph entering, 5 departing)

These generation figures are slightly less than those indicated in the Aurecon Australia Pty Ltd study as self-storage facilities are "destination sites" and hence patrons in major cities tend to limit accessing during peak traffic periods where major travel routes are traversed.

Using the RTA Guide generation rates, the office space would generate:

- Weekday a.m. peak hr – 250 m^2 GFA x 1.6/100 m^2 GFA = 2.5 vtph
- Weekday p.m. peak hr – 250 m^2 GFA x 1.2/100 m^2 GFA = 1.6 vtph
- Weekend mid-day peak hr – Nil as offices do not operate at weekends.

Hence net increase in site traffic generation is assessed as:

- Weekday a.m. peak hr – 8.8 – 2.5 = 6.3, say 7 vtph (4 vph entering, 3 departing.)
- Weekday p.m. peak hr – 6.9 – 1.6 = 5.3, say 6 vtph (3 vph entering, 3 departing)
- Weekend mid-day peak hr – 9 vtph (4 vph entering, 5 departing)

Impact on Road Network

The greatest increase in peak hour traffic generation of the proposed new self-storage facility is midday Saturdays at 9 vtph (4 vph entering, 5 vph departing) and thence on weekday a.m. peak hour at 7 vtph (4 vph entering, 3 vph departing).

While traffic activity at the self-storage facility tends to be slightly greater at weekends than weekdays, traffic on the road network tends to be greater on weekdays as reflected by the intersection counts on the road network above, and hence impact tends to be slightly greater in weekday peak periods. Hence the greatest impact on the road network would be during the weekday a.m. peak period when Kennards generated traffic is the greatest and when traffic on Parramatta Road, Columbia Lane and Nipper Street are also at their highest. Traffic at weekends is somewhat lighter in this commercial/residential area.

For this proposed renewal of the Kennards self-storage facility, the impact is extremely light with no consequential effect on operation of local or State roads or intersections on route.

It is noted that most traffic accessing the Kennards site comes via Nipper Street, particularly when departing the site. For assessment purposes it is assumed 2/3 of traffic accesses the Kennards site via Nipper Street and 1/3 via Columbia Lane.

The increase in 2-way flow on Columbia Lane north of the Kennards access, in the weekday a.m. peak hour is from 37 vph to 39 vph and on Nipper Street from 25 vph to 30 vph; these streets are well able to carry these flows with no significant impact on operation.

The increase in flow through the intersection of Columbia Lane, Nipper Street and the Kennards access from 53 vph to 60 vph is so small as to have no significant impact on operation.

There would be no change in the existing level of service at which these roads or intersection currently operate. Also it is noted that these roads would still operate well below the desirable environmental goal for a local road of 200 vph *(RMS Guide to Traffic Generating Developments)*]

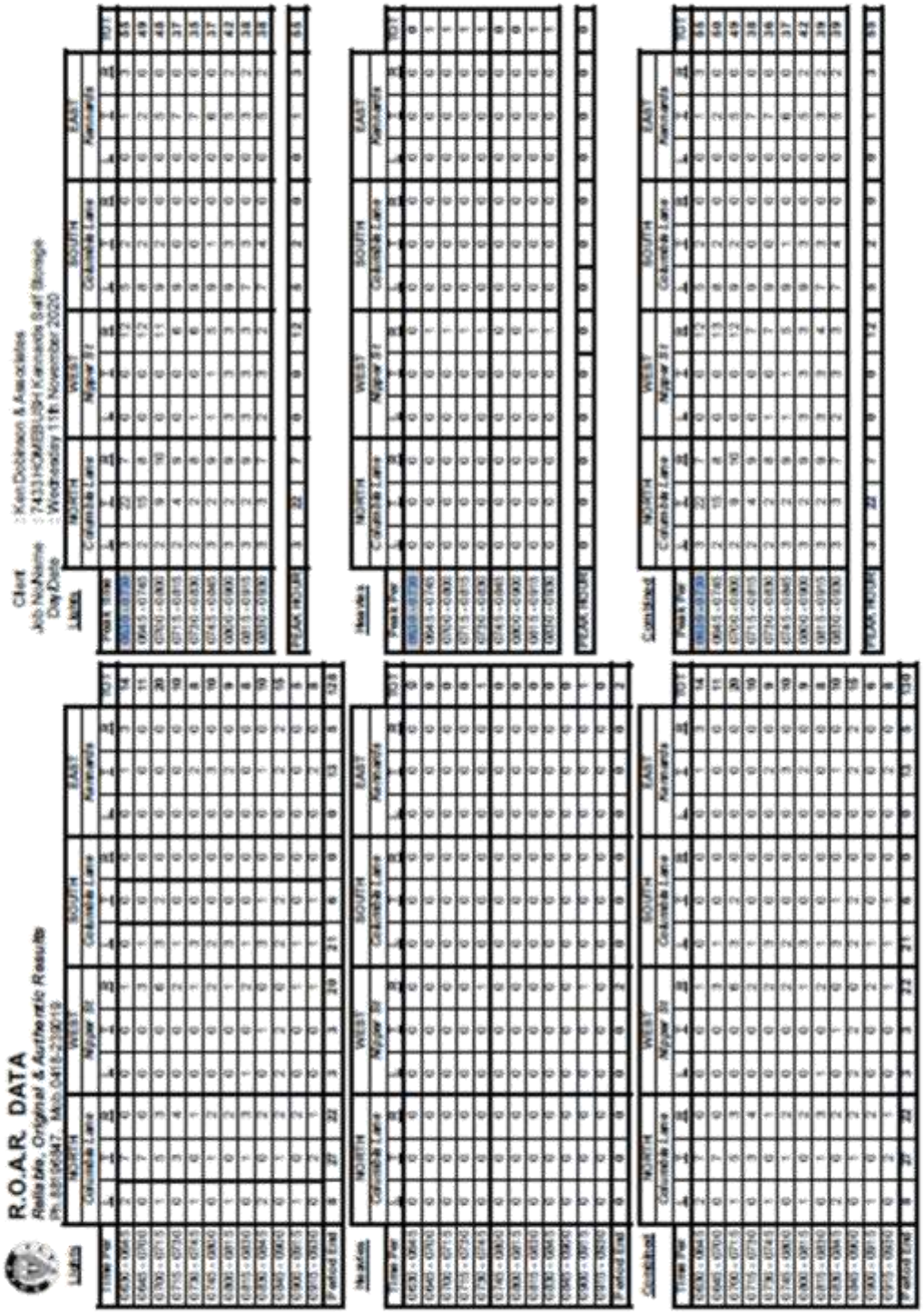
Increased flow through the signalized intersection of Parramatta Road/Nipper Street/George Street from 3,364 vph to 2,369 vph (0.15%) would have insignificant impact on operation.

4. IN SUMMARY

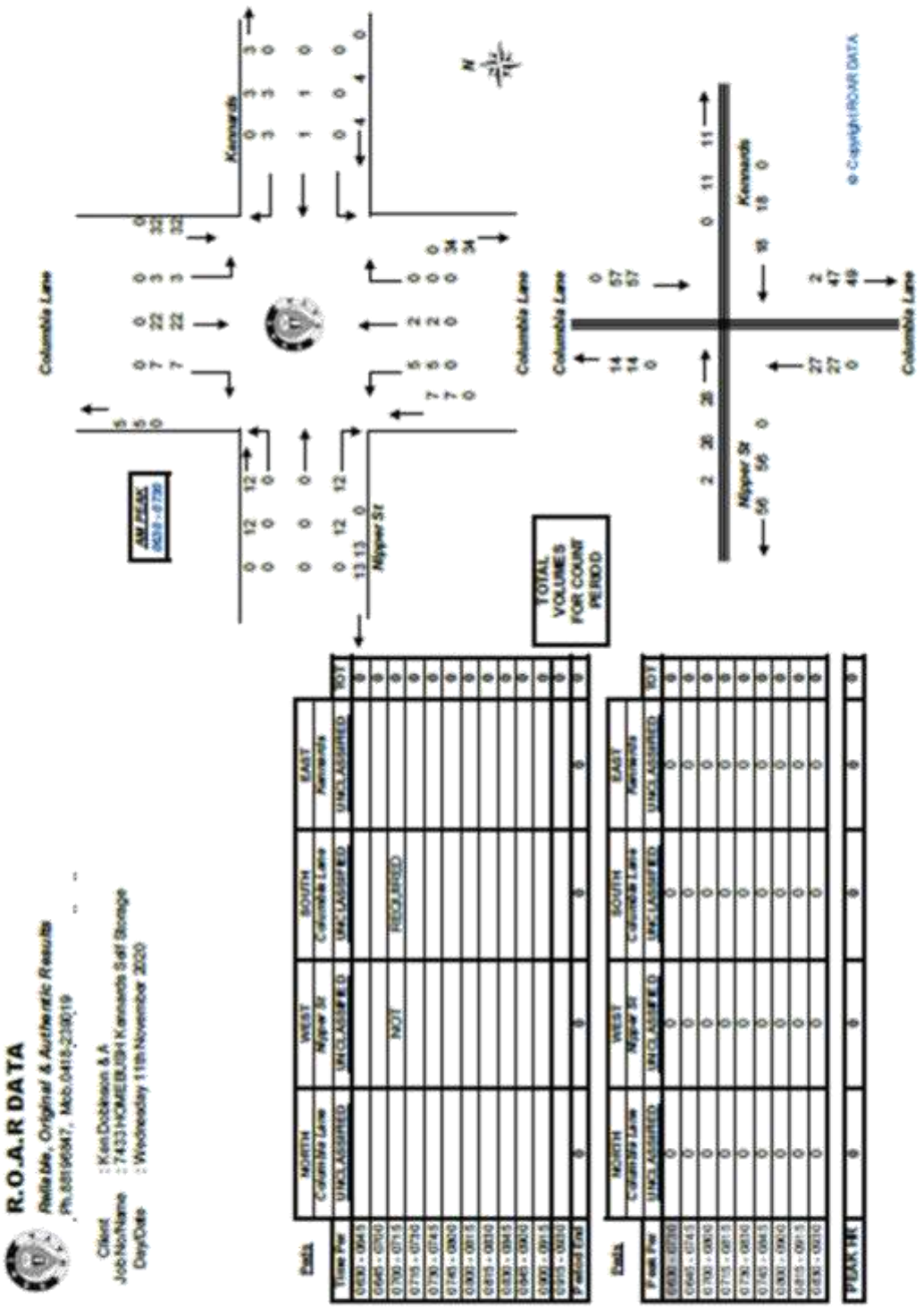
Adequate parking is proposed on site for staff, customers and patrons of the proposed Kennards Homebush self-storage facility. Ready access is available to all parking.

Peak hour traffic generated by the renewed self-storage facility is so small that it will have no significant impact on traffic operation of Columbia Lane, Nipper Street or the intersection of these roads with Parramatta Road.

Appendix A-Traffic Counts

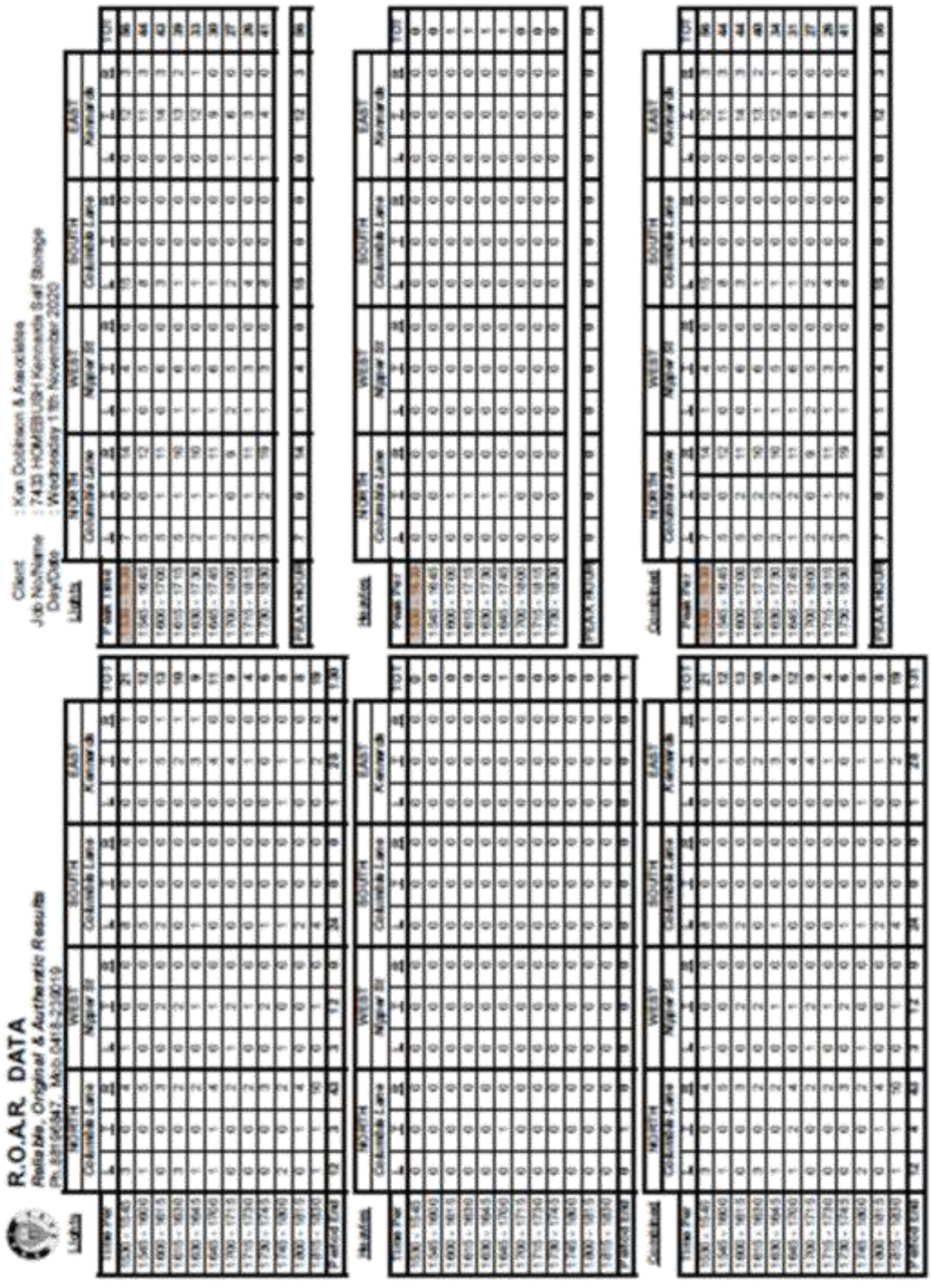


Kennards Self-Storage, Parramatta Road, Homebush

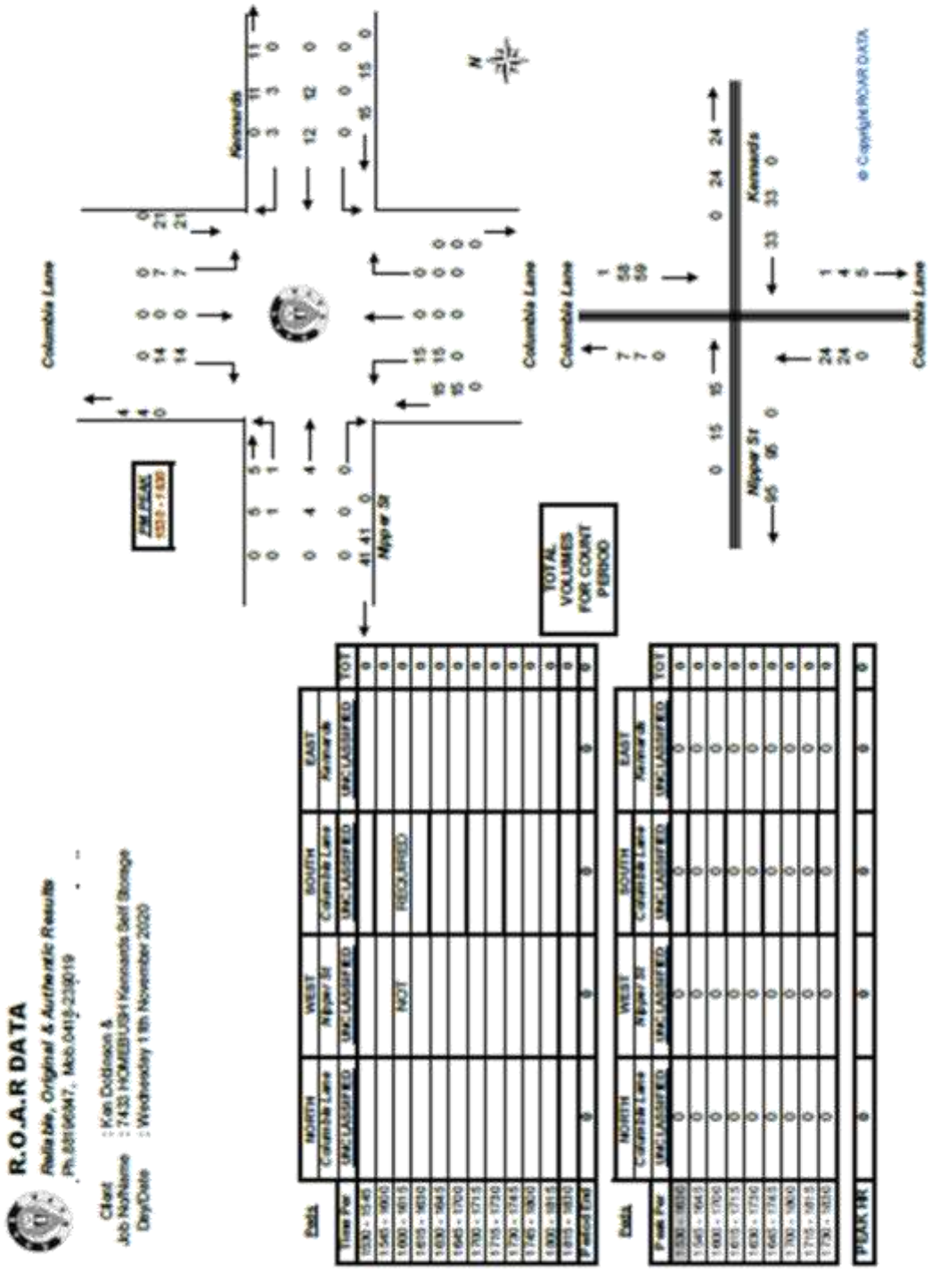


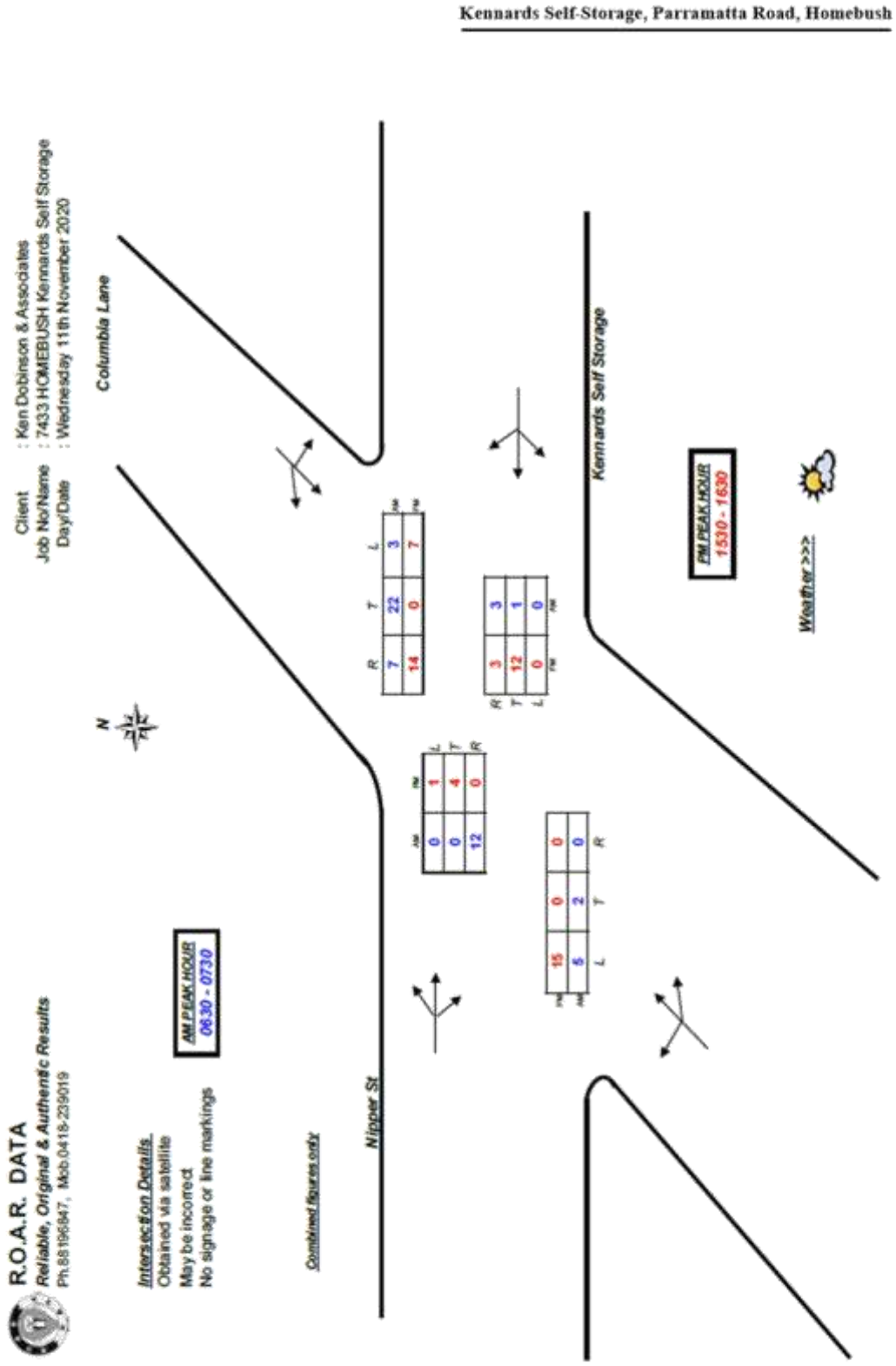
15

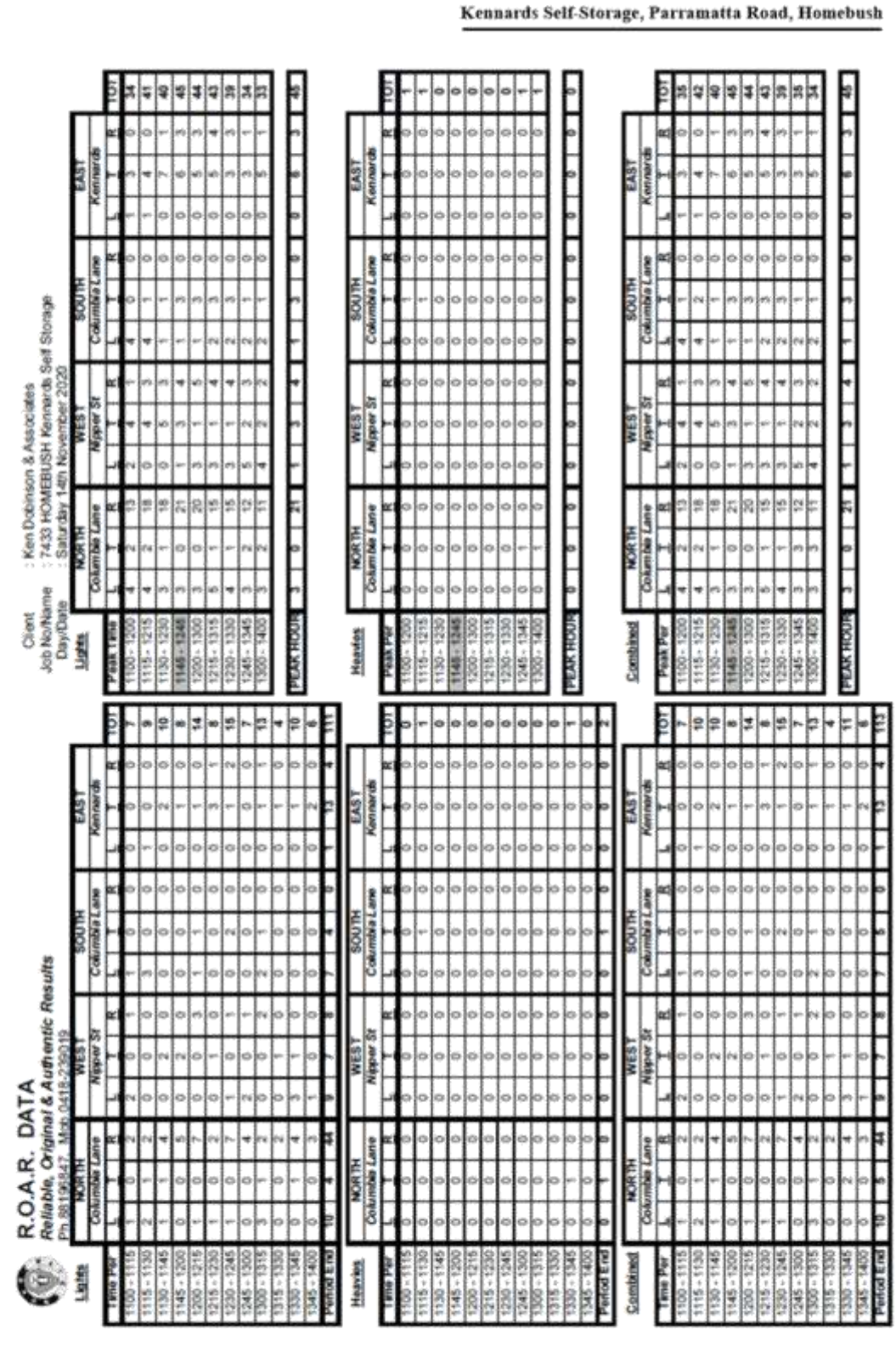
DA – Kennards - Self-Storage, Homebush - 17-Nov-20

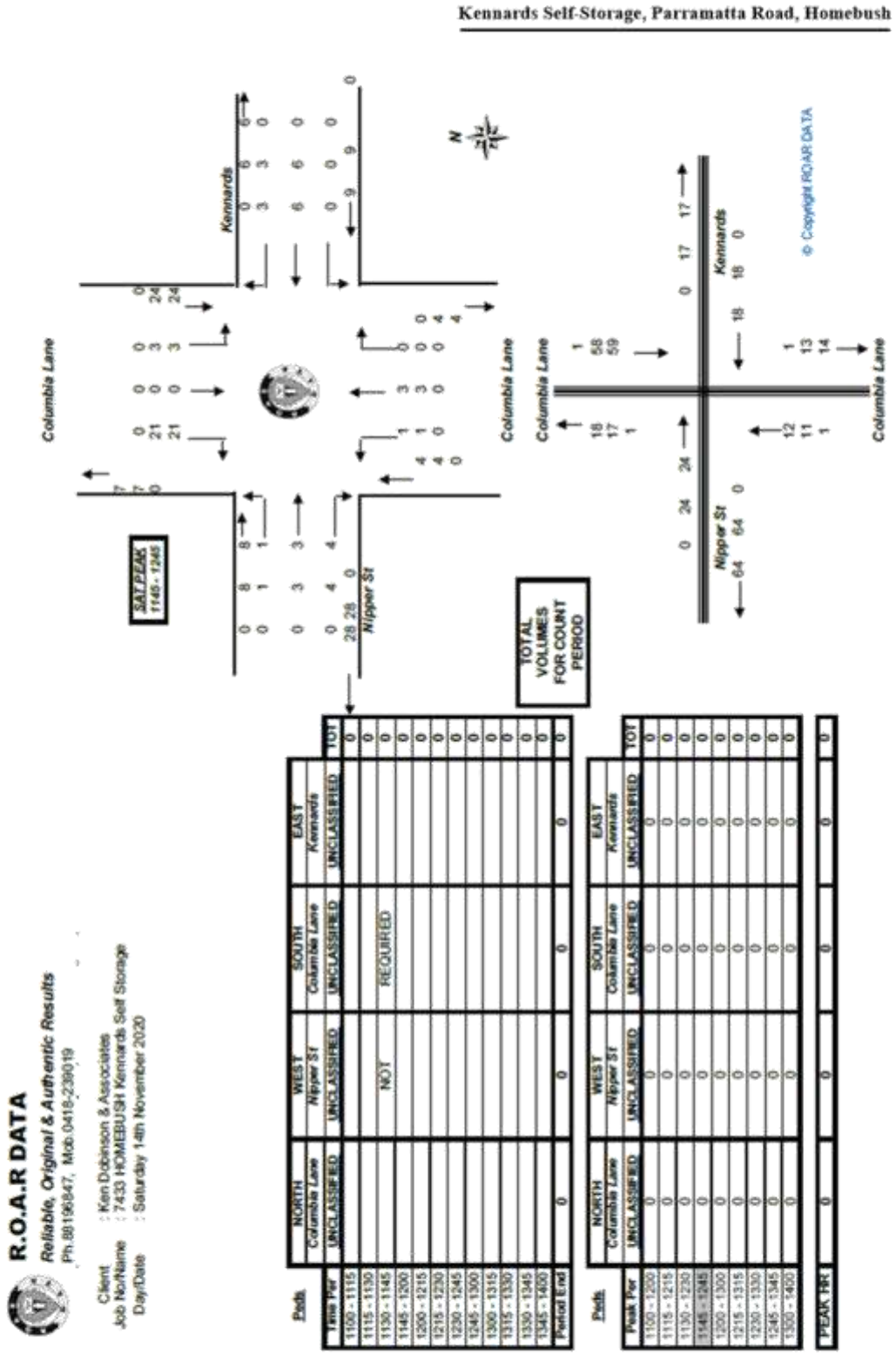

R.O.A.R. DATA
Reliable, Original & Authentic Results
Client : Ken Dickinson & Associates
Job No/Name : 7433 HOMEBUSH Kennards Self Storage
Day/Date : Wednesday 11th November 2020
Lights
Homebush
Combined
NORTH
Columbia Lane
WEST
Nyrang St
SOUTH
Columbia Lane
EAST
Kennards
TOT
Time Per
PEAK HOUR

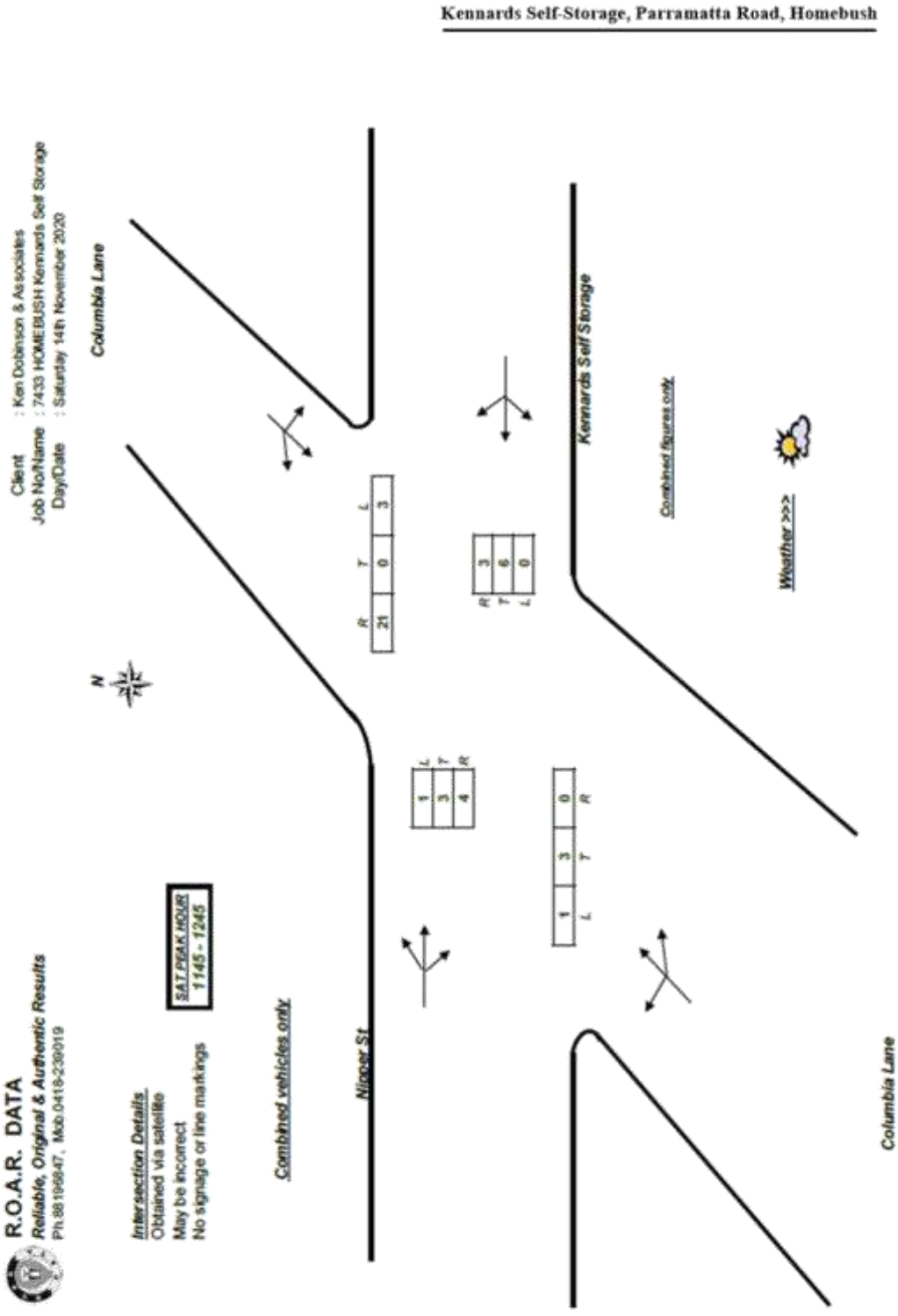
Kennards Self-Storage, Parramatta Road, Homebush




Kennards Self-Storage, Parramatta Road, Homebush
Client : Ken Dobinson & Associates
Job No/Name : 7433 HOMEBUSH Kennards Self Storage
Day/Date : Wednesday 11th November 2020
Columbia Lane
Kennards Self Storage
Nipper St
AM PEAK HOUR 06:30 - 0730
PM PEAK HOUR 1530 - 1630
Weather >>>
Intersection Details
Obtained via satellite
May be incorrect
No signage or line markings
Combined figures only
R.O.A.R. DATA
Reliable, Original & Authentic Results
Ph.88196847, Mob.0418-239019
18
DA – Kennards - Self-Storage, Homebush - 17-Nov-20


Kennards Self-Storage, Parramatta Road, Homebush
R.O.A.R. DATA
Reliable, Original & Authentic Results
Ph 88196847 Mob 0418-299019
Client : Ken Dobinson & Associates
Job No/Name : 7433 HOMEBUSH Kennards Self Storage
Day/Date : Saturday 14th November 2020
Lights
Heavies
Combined
NORTH Columbia Lane
WEST Nipper St
SOUTH Columbia Lane
EAST Kennards
Time Per
Peak Time
Period End
PEAK HOURS
L T R
TOT


Kennards Self-Storage, Parramatta Road, Homebush
R.O.A.R DATA
Reliable, Original & Authentic Results
Ph.88196847, Mob.0418-239019
Client : Ken Dickinson & Associates
Job No/Name : 7433 HOMEBUSH Kennards Self Storage
Day/Date : Saturday 14th November 2020
Columbia Lane
Nipper St
Kennards
SAT PEAK 1145 - 1245
TOTAL VOLUMES FOR COUNT PERIOD
© Copyright ROAR DATA
Peds
Time Per
NORTH Columbia Lane UNCLASSIFIED
WEST Nipper St UNCLASSIFIED
SOUTH Columbia Lane UNCLASSIFIED
EAST Kennards UNCLASSIFIED
TOT
1100 - 1115
1115 - 1130
1130 - 1145
1145 - 1200
1200 - 1215
1215 - 1230
1230 - 1245
1245 - 1300
1300 - 1315
1315 - 1330
1330 - 1345
1345 - 1400
Period End
NOT REQUIRED
Peak Per
PEAK HR



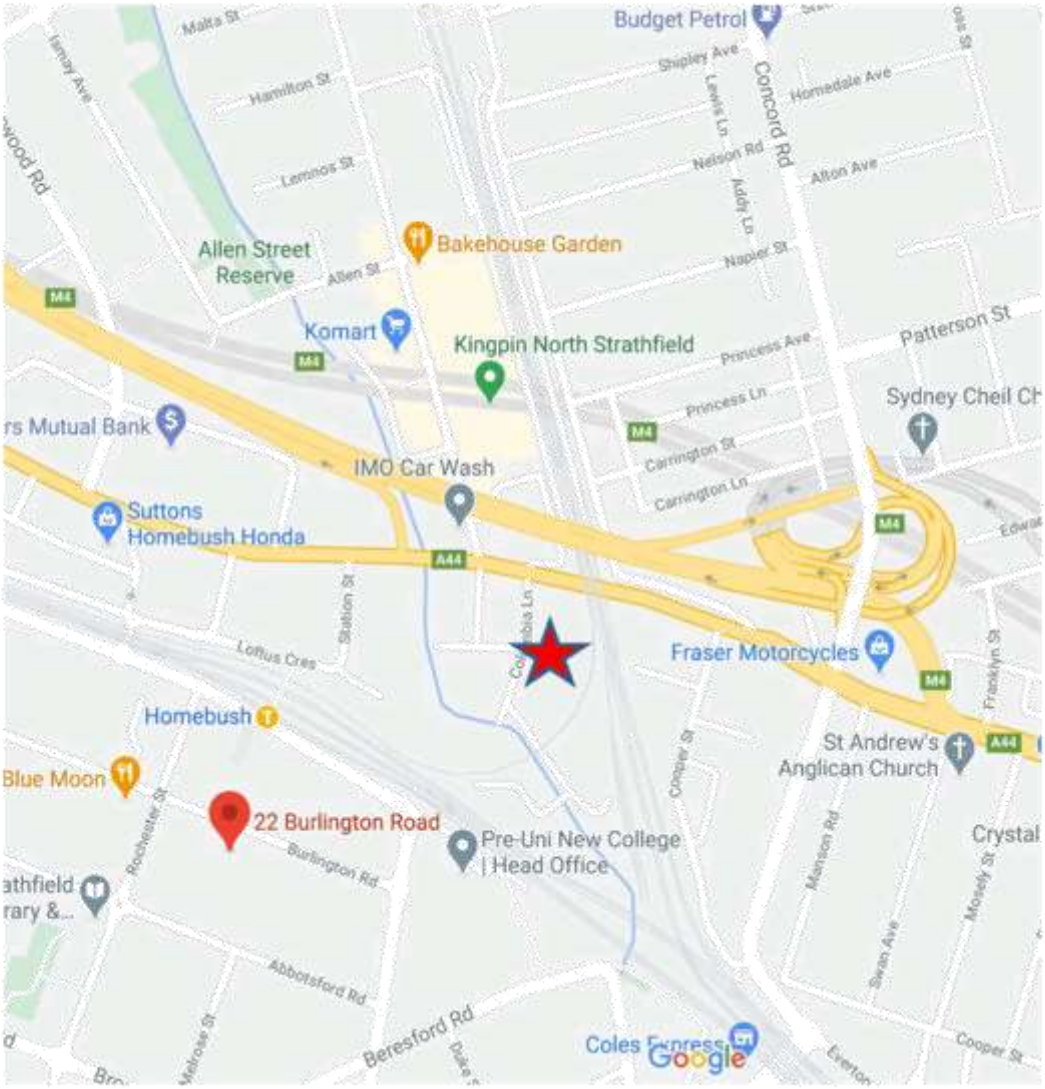
21

DA – Kennards - Self-Storage, Homebush - 17-Nov-20

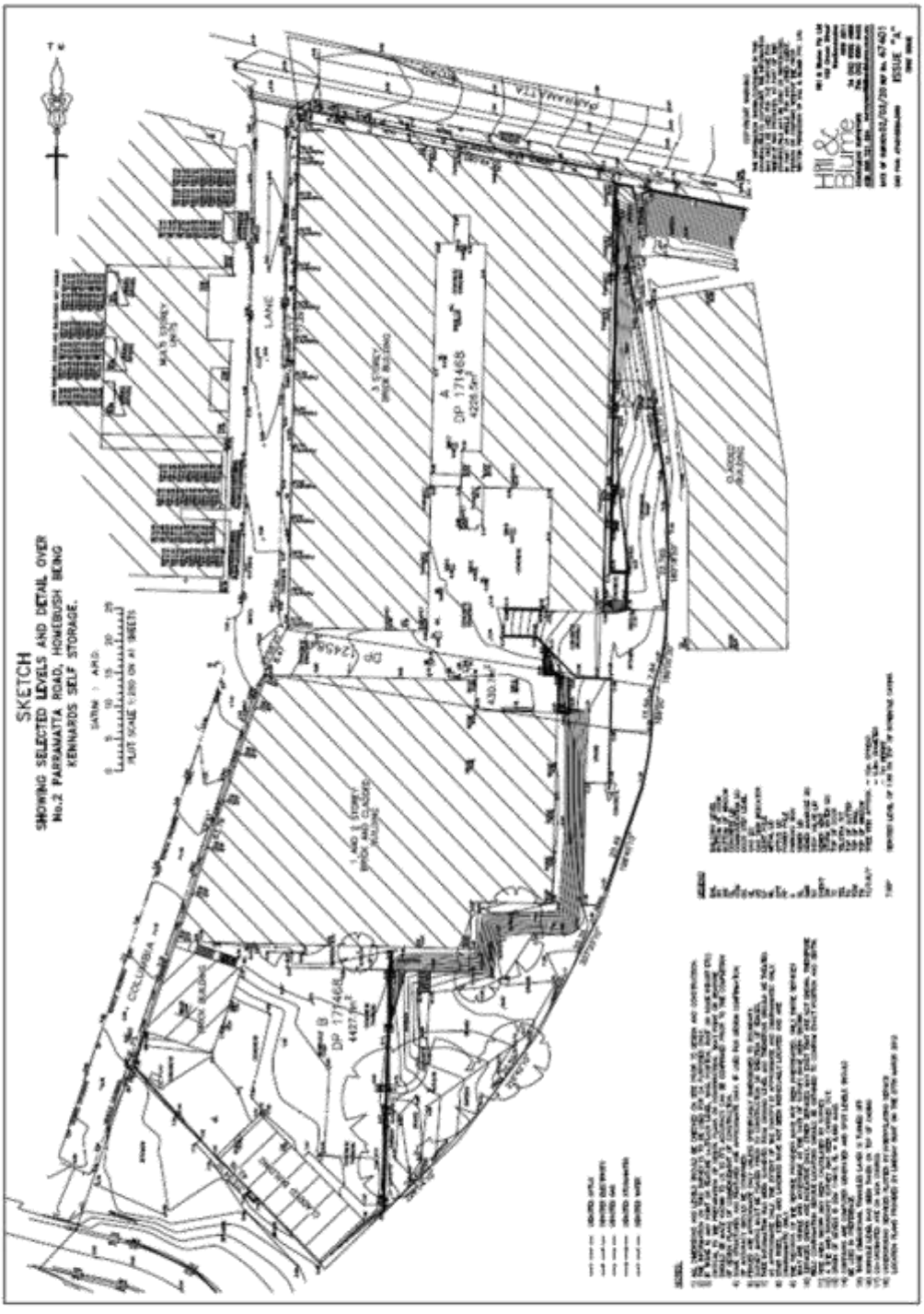
LIST OF ILLUSTRATIONS

DRAWINGS

Kennards Self-Storage, Parramatta Road, Homebush

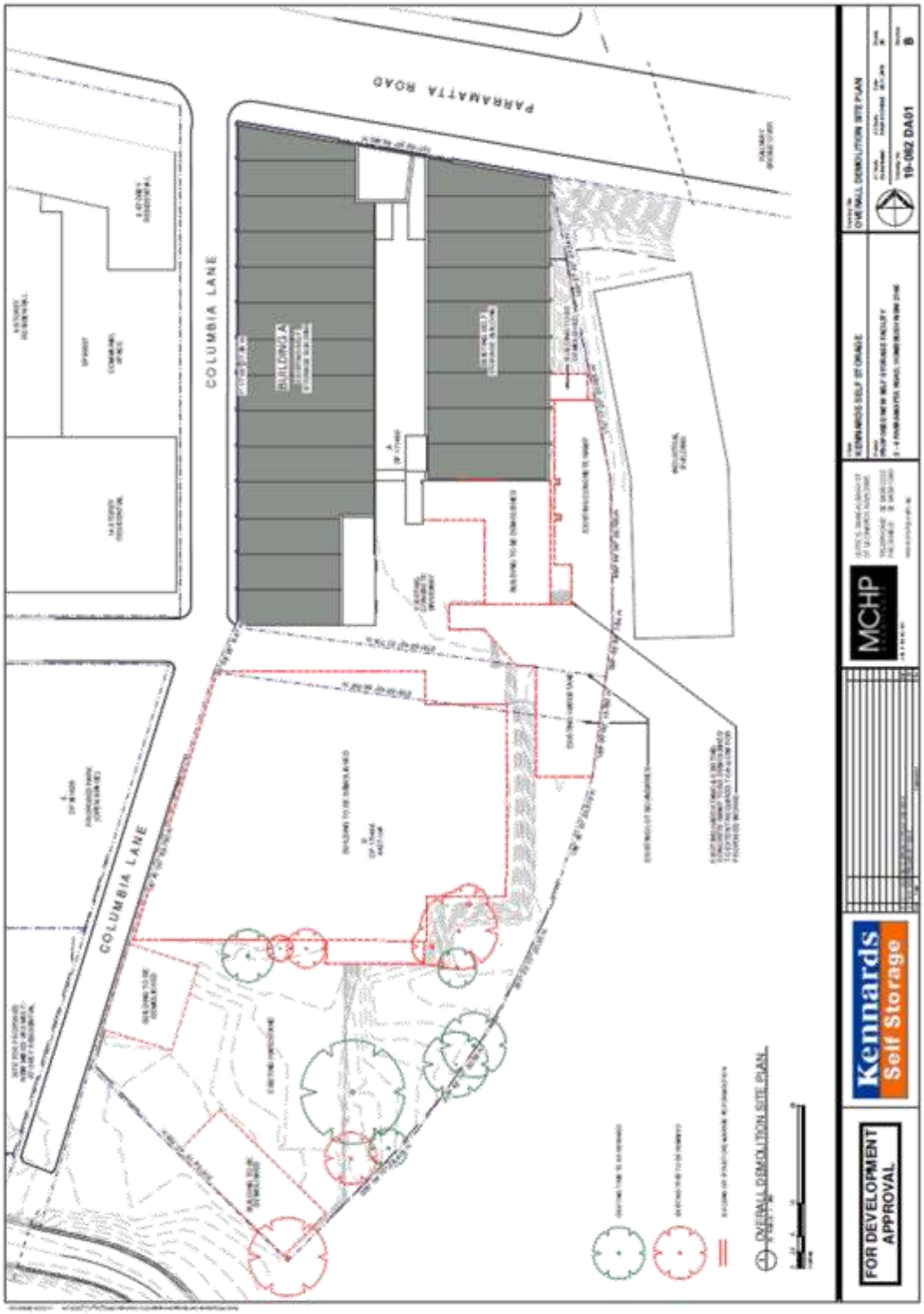


Site Location


SKETCH
SHOWING SELECTED LEVELS AND DETAIL OVER
No.2 PARRAMATTA ROAD, HOMEBUSH BEING
KENNARDS SELF STORAGE.
PARRAMATTA
LANE
COLUMBIA
DP 171468
DP 171468
Hill & Blume

Site Survey

Kennards Self-Storage, Parramatta Road, Homebush

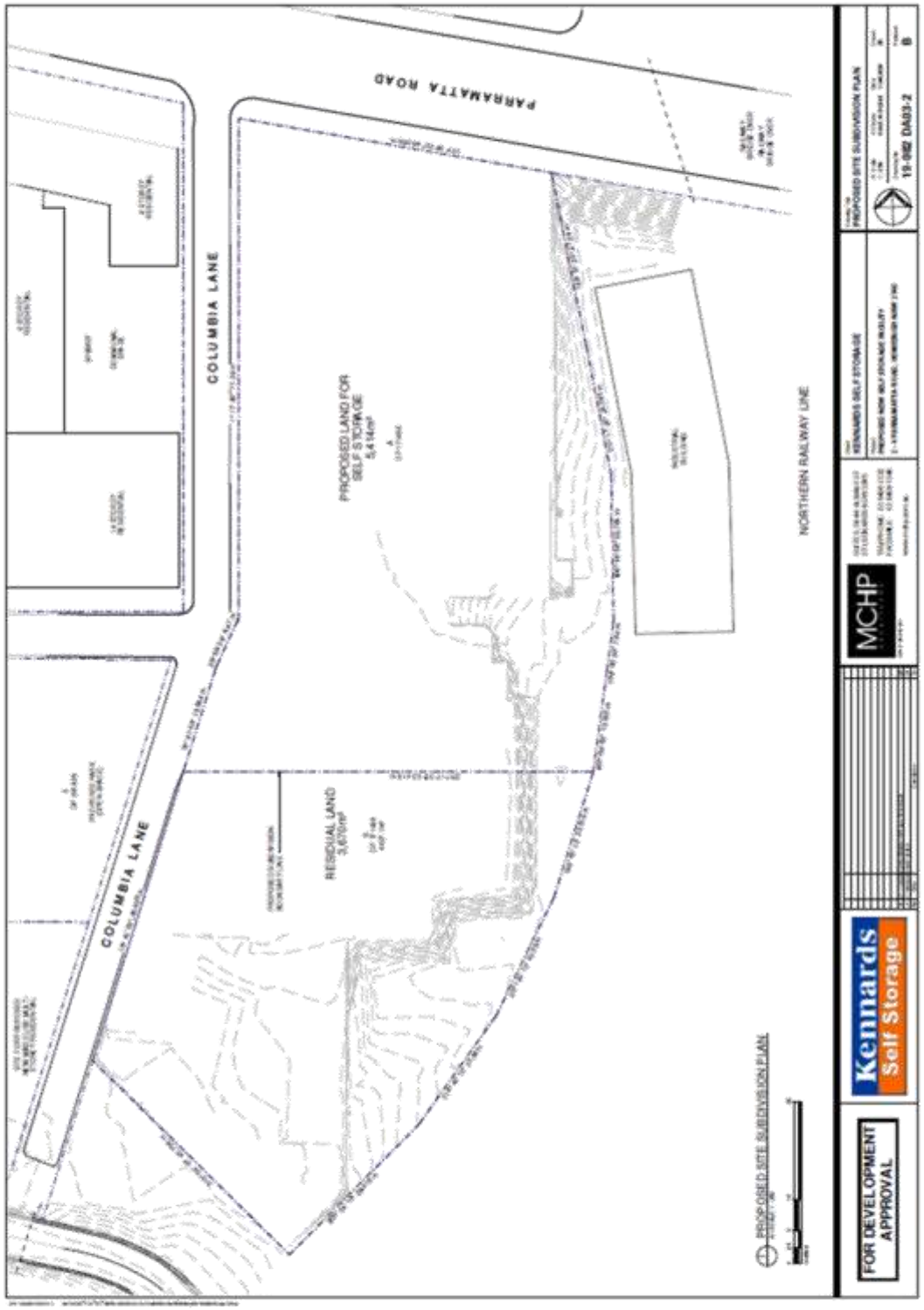


Demolition Plan

25

DA – Kennards - Self-Storage, Homebush - 17-Nov-20

Kennards Self-Storage, Parramatta Road, Homebush

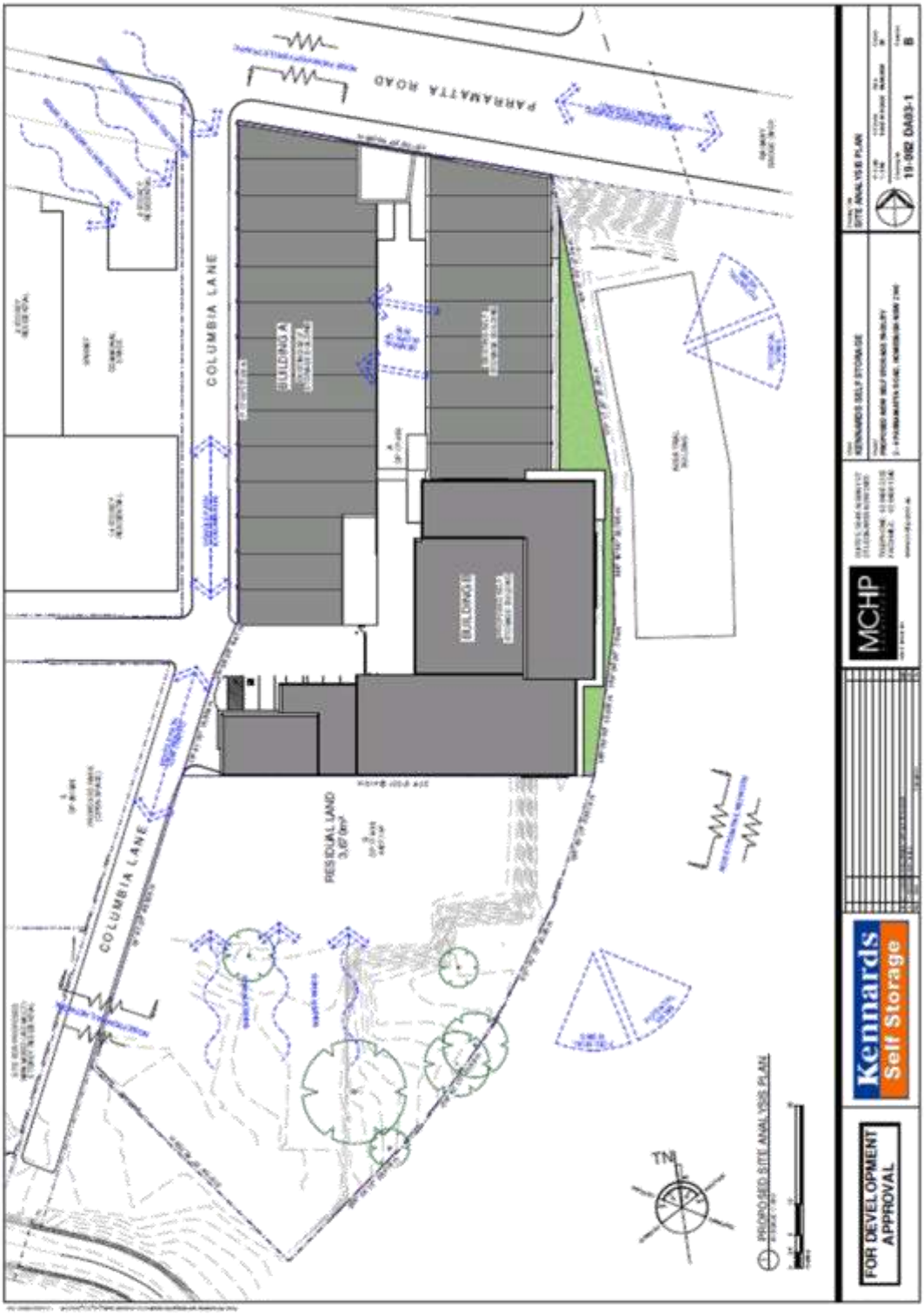


Subdivision Plan

26

DA – Kennards - Self-Storage, Homebush - 17-Nov-20

Kennards Self-Storage, Parramatta Road, Homebush

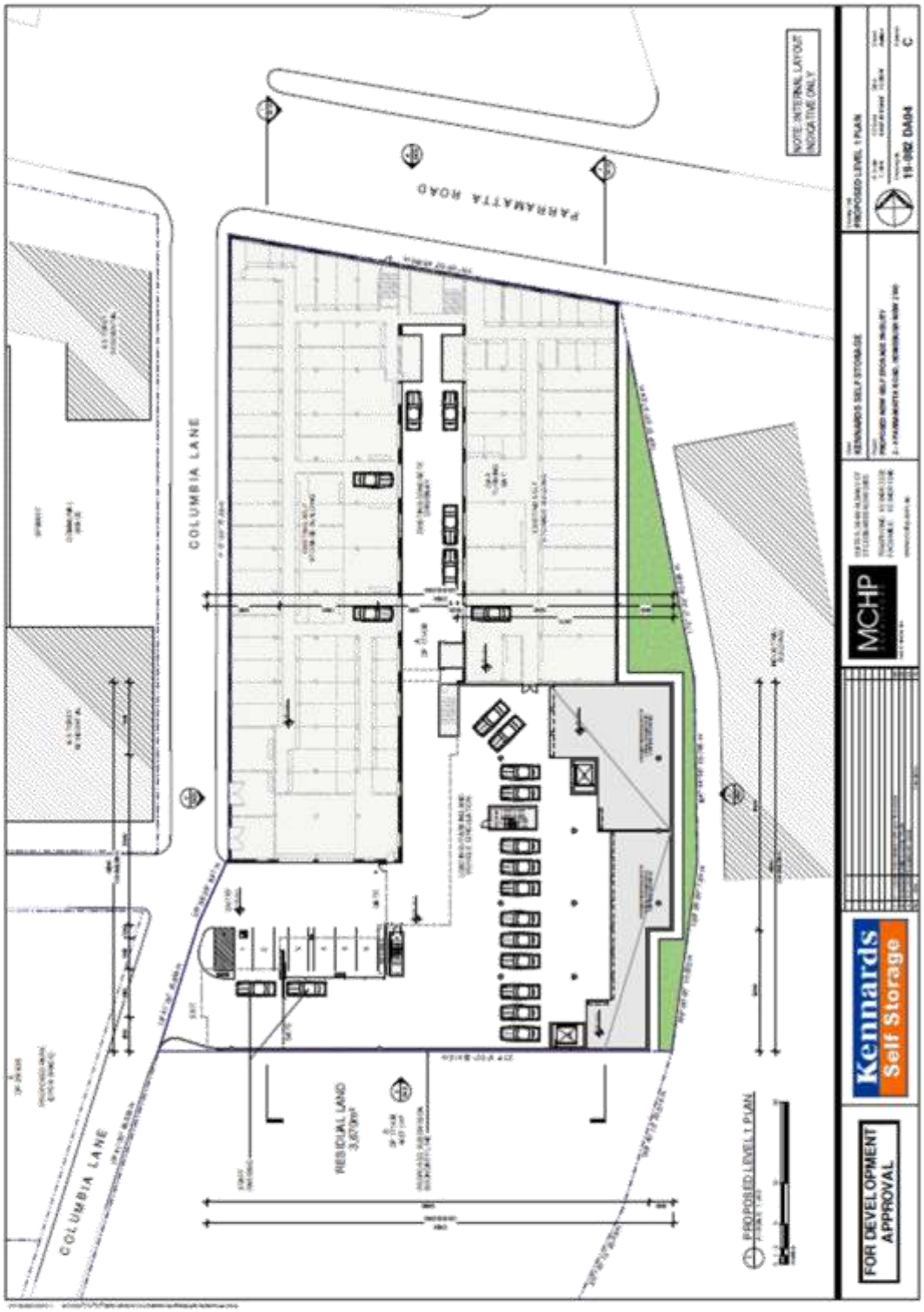


Proposed Site Layout

27

DA – Kennards - Self-Storage, Homebush - 17-Nov-20

Kennards Self-Storage, Parramatta Road, Homebush

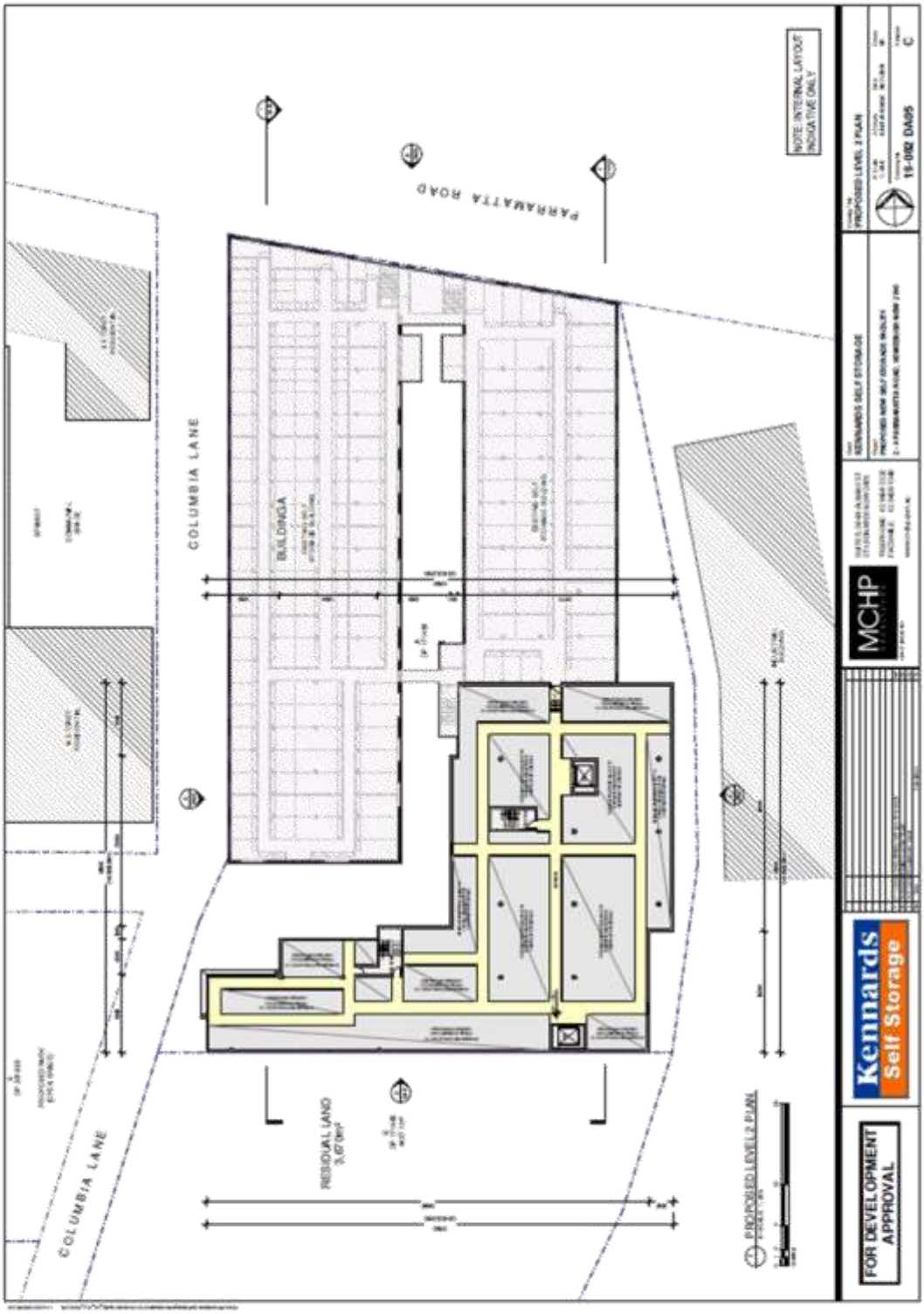


Level 1, Ground Floor Plan

28

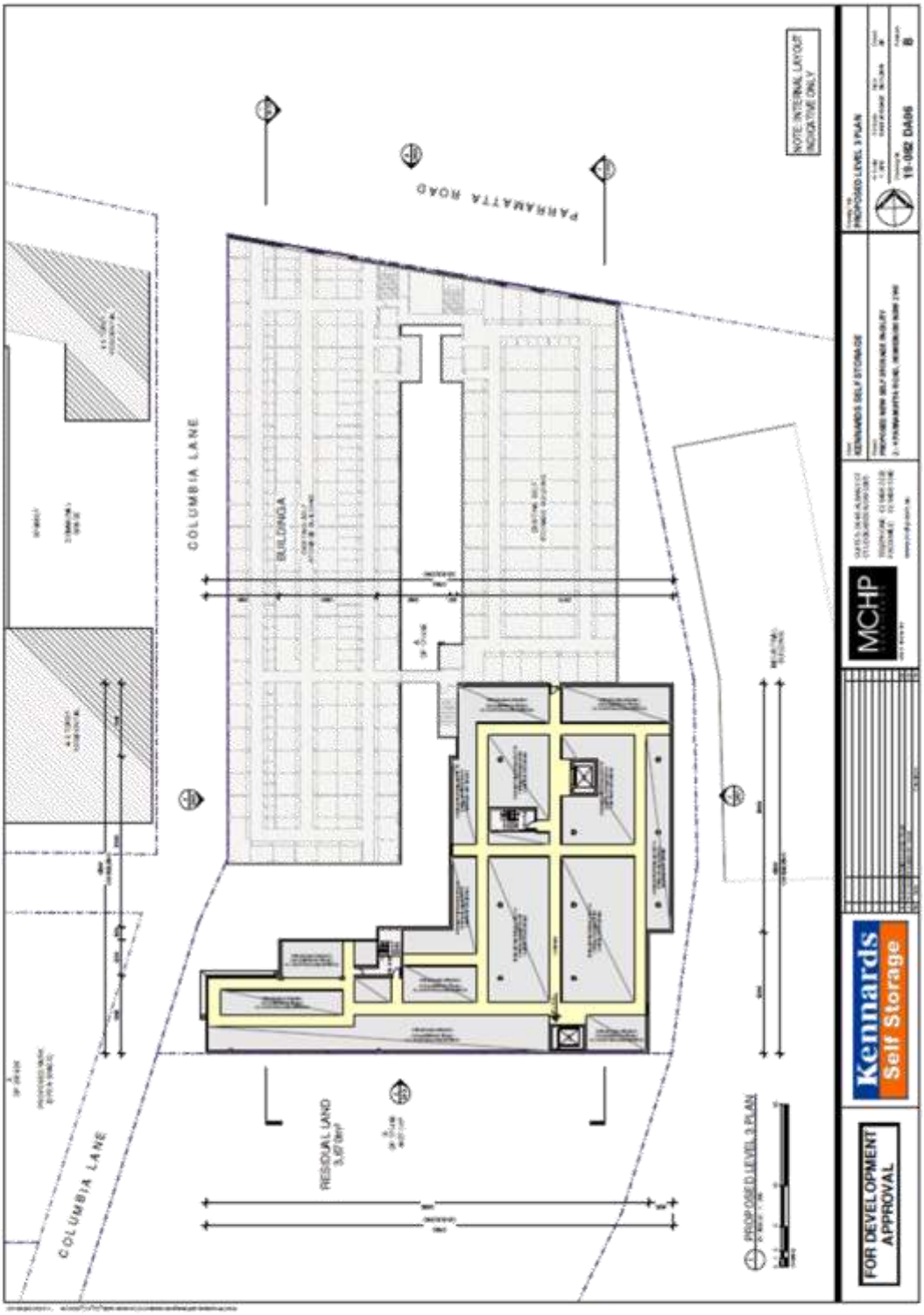
DA – Kennards - Self-Storage, Homebush - 17-Nov-20

Kennards Self-Storage, Parramatta Road, Homebush



Level 2 Floor Plan

Kennards Self-Storage, Parramatta Road, Homebush

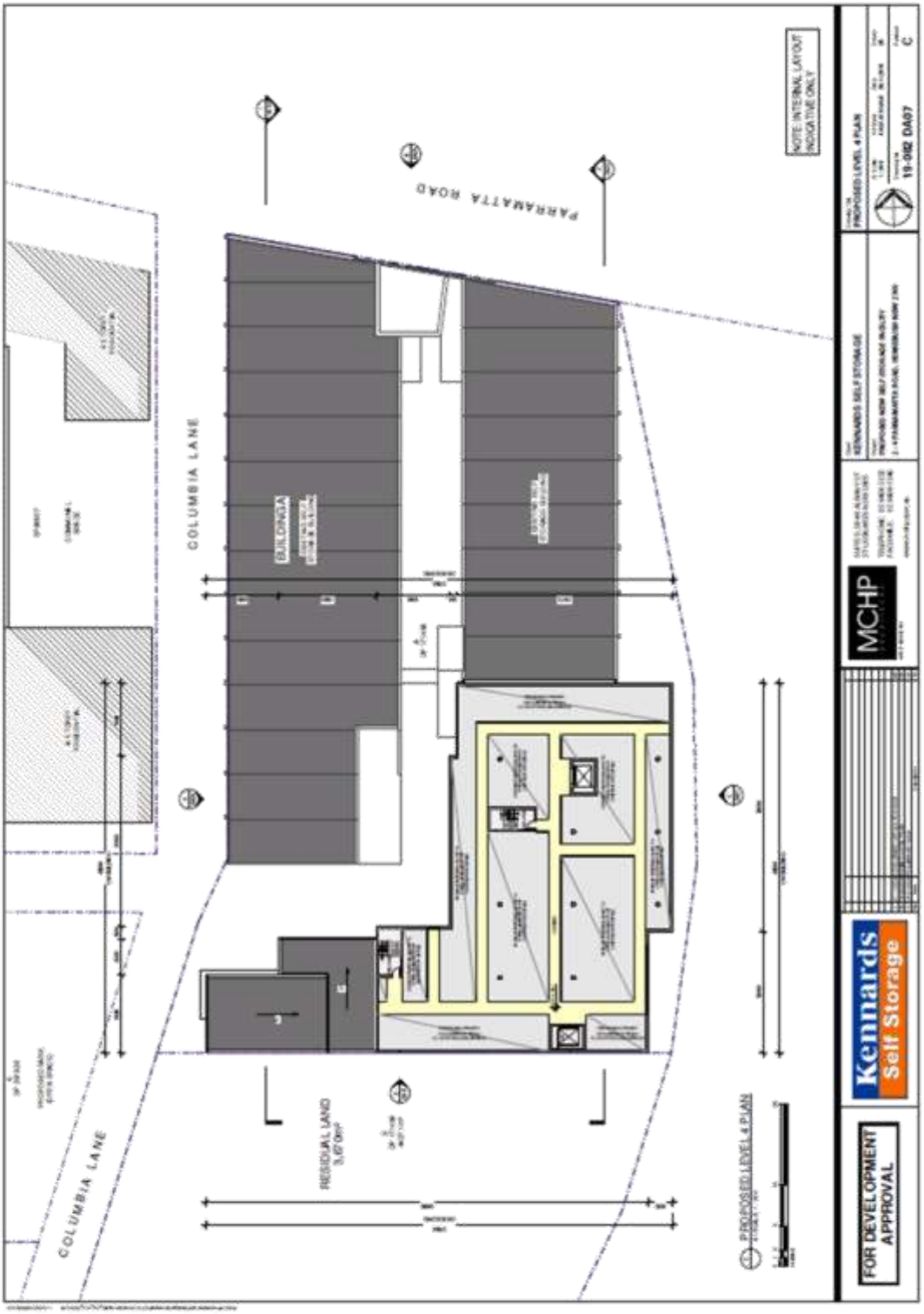


Level 3 Floor Plan

30

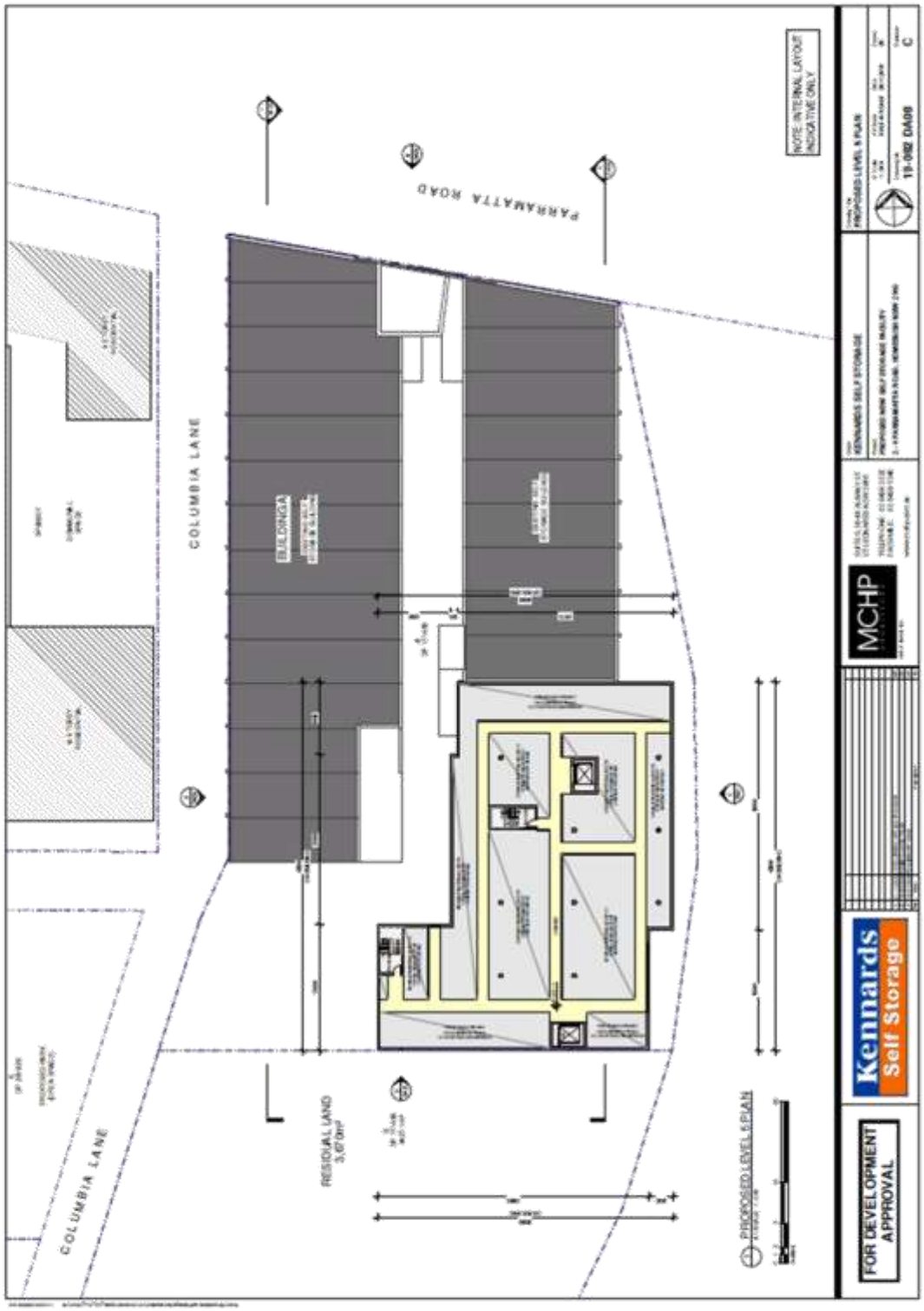
DA – Kennards - Self-Storage, Homebush - 17-Nov-20

Kennards Self-Storage, Parramatta Road, Homebush



Level 4 Floor Plan

Kennards Self-Storage, Parramatta Road, Homebush

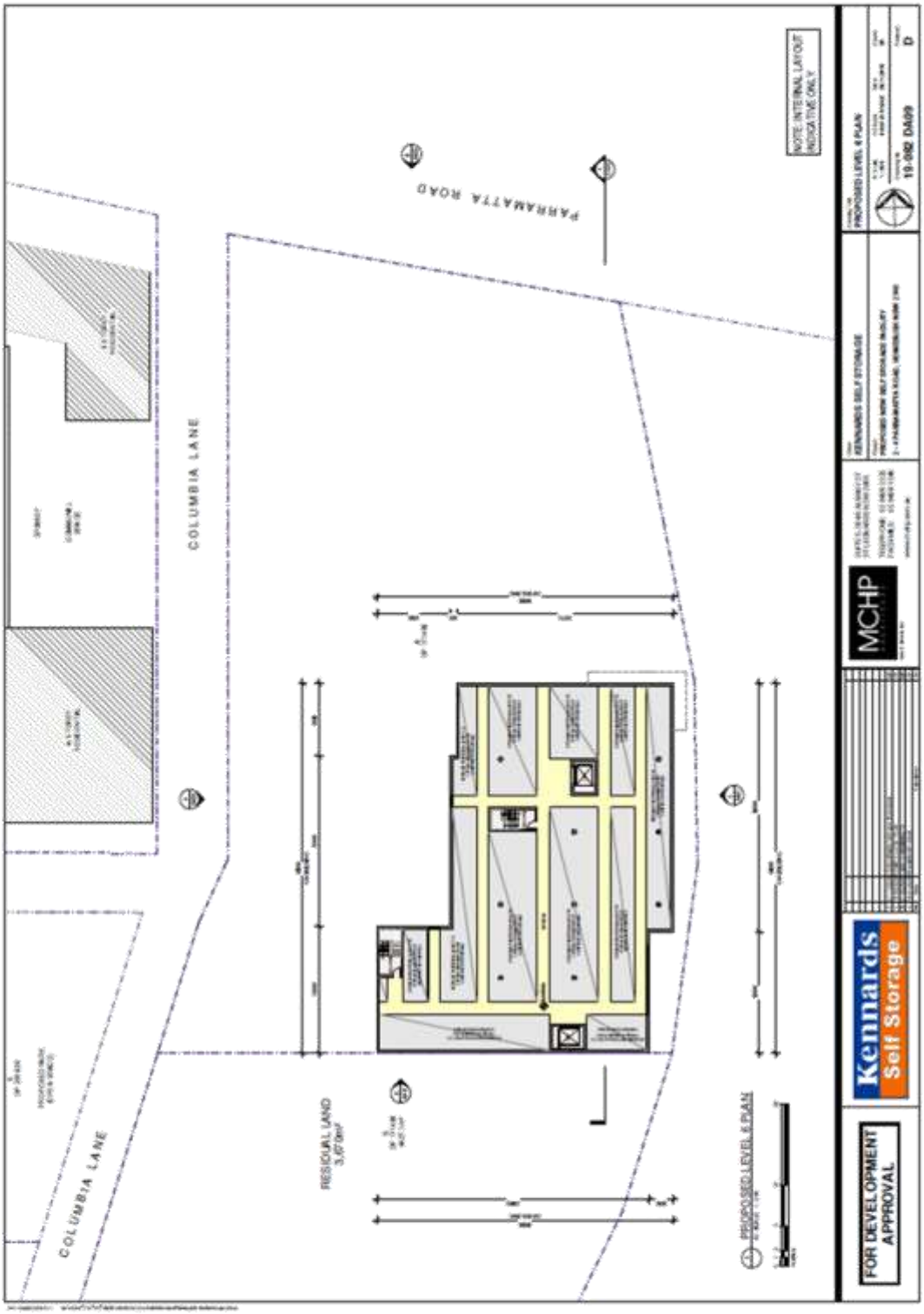


Level 5 Floor Plan

32

DA – Kennards - Self-Storage, Homebush - 17-Nov-20

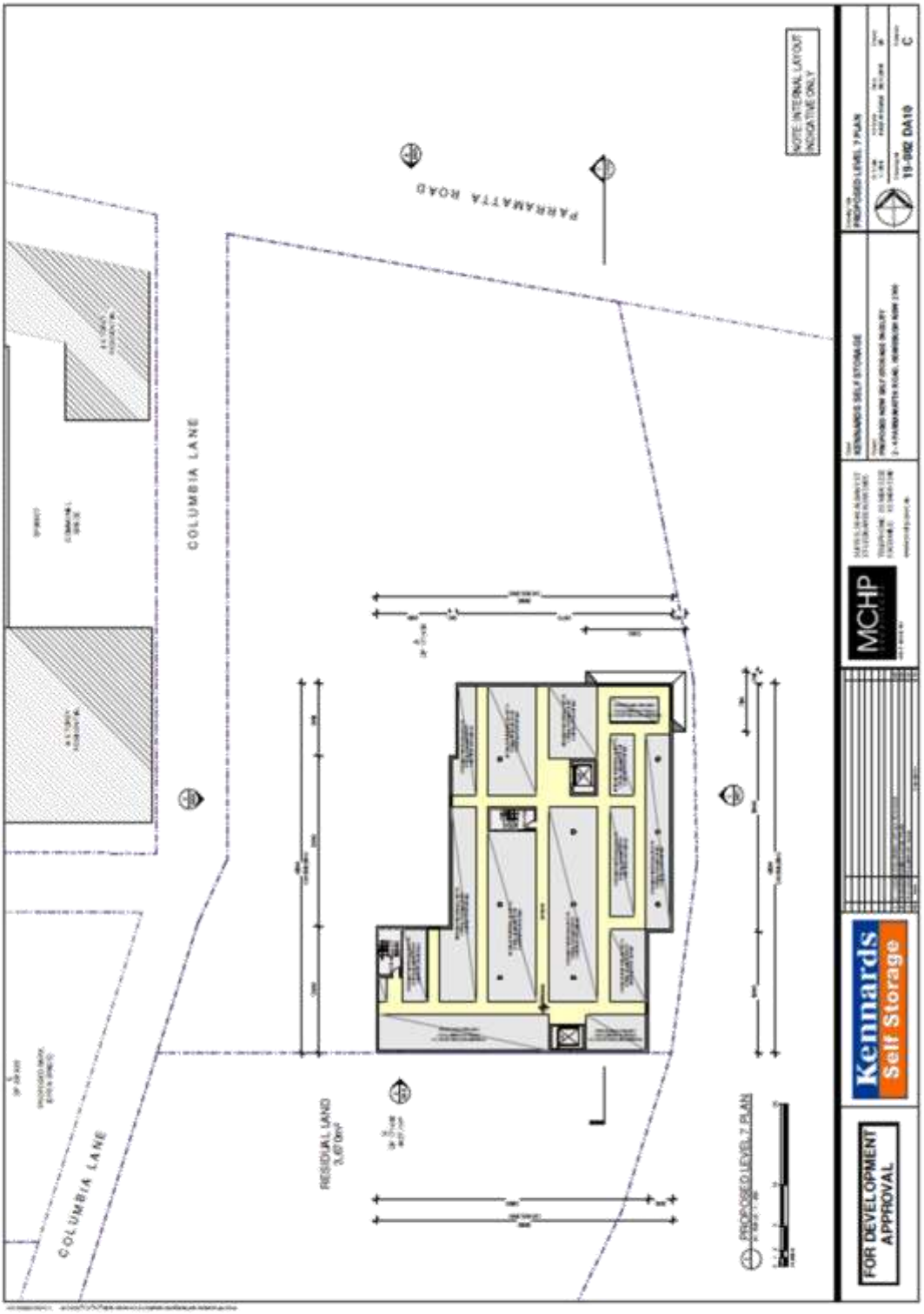
Kennards Self-Storage, Parramatta Road, Homebush



Level 6 Floor Plan

33

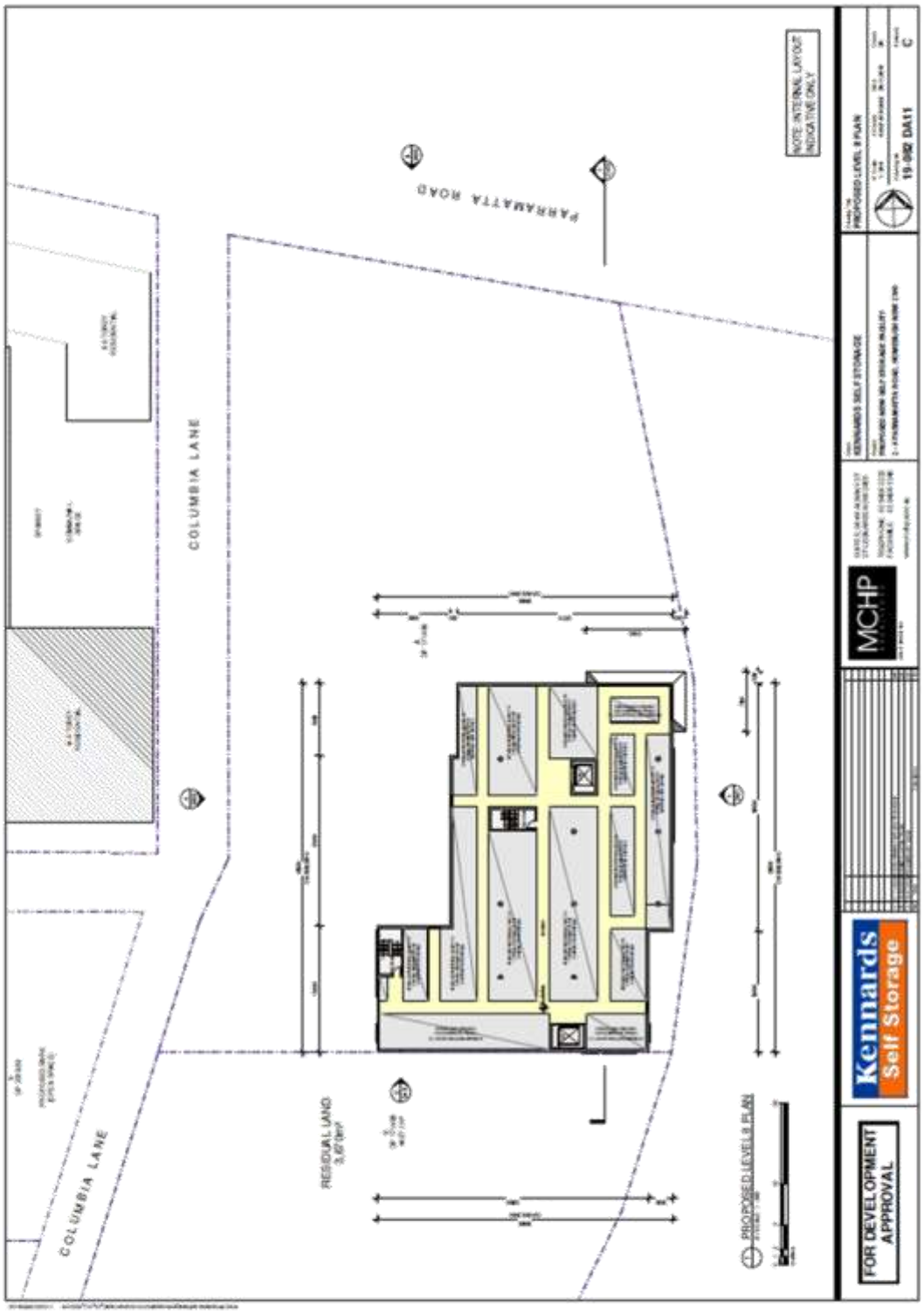
DA – Kennards - Self-Storage, Homebush - 17-Nov-20



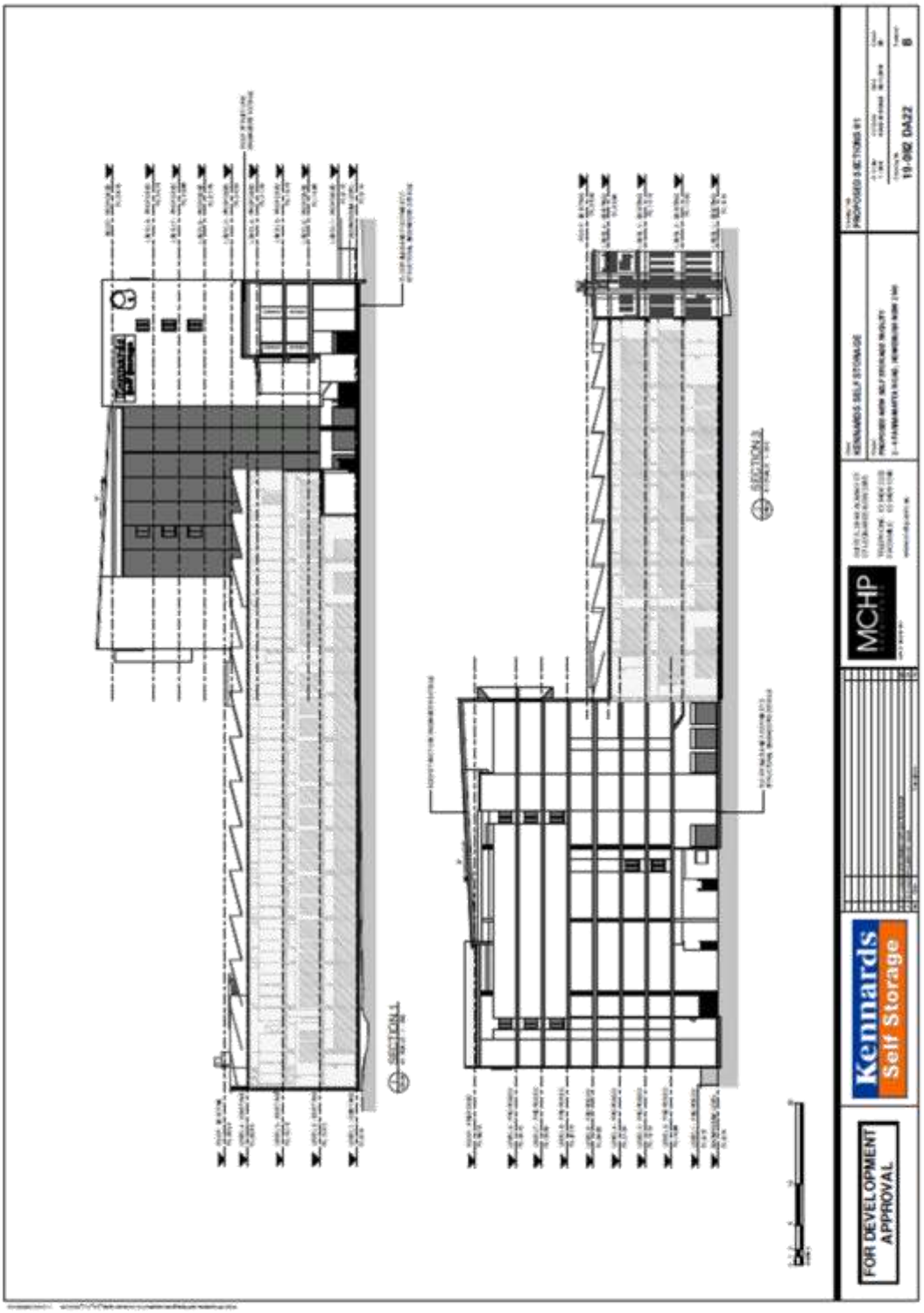
Level 7 Floor Plan

34

DA – Kennards - Self-Storage, Homebush - 17-Nov-20

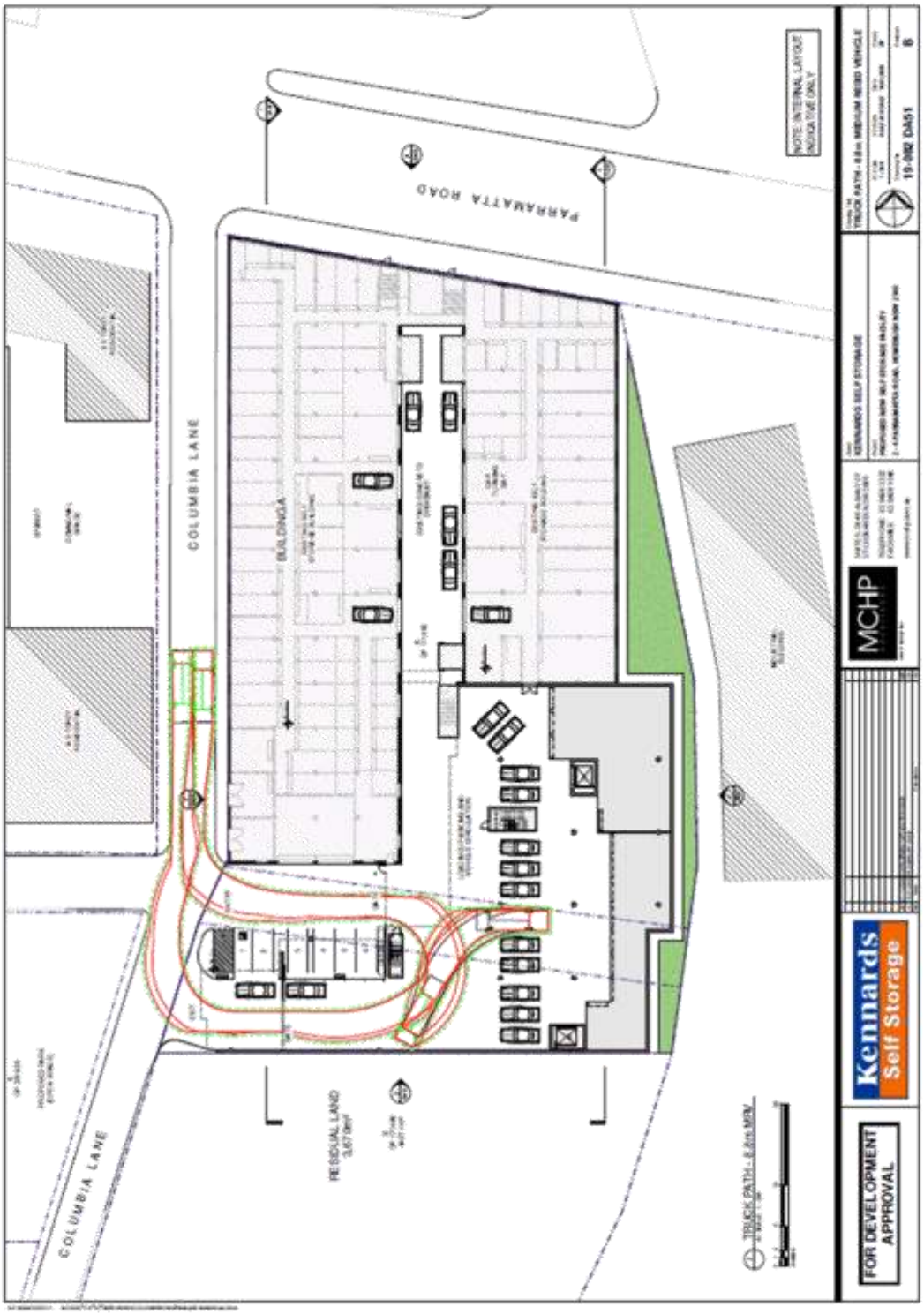


Level 8 Floor Plan



Buildings Section

Kennards Self-Storage, Parramatta Road, Homebush

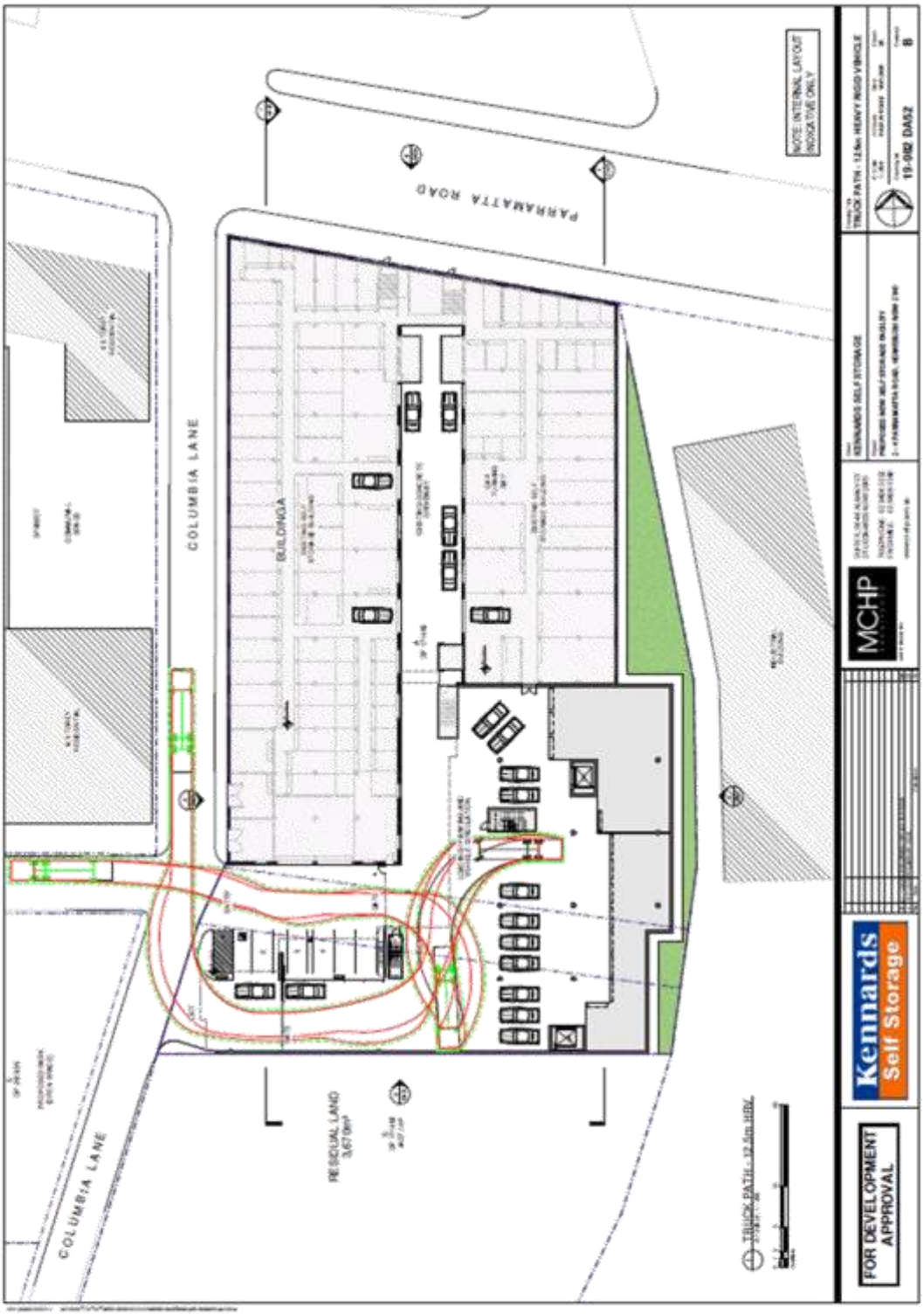


8.8 m Truck (MRV) Turning Path

37

DA – Kennards - Self-Storage, Homebush - 17-Nov-20

Kennards Self-Storage, Parramatta Road, Homebush



12.5 m Truck (HRV) Turning Path

MCHP ARCHITECTS

Suite 5, 38-46 Albany St, St Leonards NSW 2065
TELEPHONE 02 9436 2222 FACSIMILE 02 9439 1340
www.mchp.com.au ABN 21 086 632 450

Waste Management Plan

Project

KENNARDS SELF STORAGE

PROPOSED NEW SELF-STORAGE FACILITY

2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

For submission to:

STRATHFIELD COUNCIL

Nominated Architect DAVID CAHILL B.Arch (Hons)
NSW Architects egistration Board No 7135

H:\MCHP\Kennards Self Storage\Homebush\2018 DA\Correspondence\18-082 - Waste Management Plan - 09.12.2020.docx

SECTION 1 DEMOLITION

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type Of Material	Est.Volume (m^3)	ON SITE Specify proposed reuse or on-site recycling methods	OFF SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	Nil	-	-	-
Green Waste	$10m^3$	Mulch as appropriate for on-site use to extent determined by owner	Remainder of mulch for off-site use as determined by tree contractor	-
Bricks	$65m^3$	-	To selected recycling facility determined by builder	-
Concrete	$40m^3$	-	To selected recycling facility determined by builder	-

Metals	20m³	-	To selected recycling facility determined by builder	-
Timber	10m³	-	To selected recycling facility determined by builder	-
Plasterboard	3m³	-	To selected recycling facility determined by builder	-
Cardboard	Nil	-	-	-
Other	5m³	-	To selected recycling facility determined by builder	If unable to recycle then to selected legal disposal facility determined by builder

SECTION 2 CONSTRUCTION

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type Of Material	Est. Volume (m^3)	ON SITE Specify proposed reuse or on-site recycling methods	OFF SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	$5m^3$	Reused on site if possible.	-	Otherwise disposed of legally as determined by builder
Green Waste	Nil	-	-	-
Bricks	Nil	-	-	-
Concrete	$2m^3$	-	To selected recycling facility determined by builder	-

Metals	$4m^3$	-	To selected recycling facility as selected by builder	-
Timber	$2m^3$	-	To selected recycling facility as selected by builder	-
Plasterboard	Nil	-		-
Cardboard	$4m^3$	-	To selected recycling facility as selected by builder	-
Other	$6m^3$	-	To selected recycling facility as selected by builder	If unable to be recycled then to selected waste disposal station by builder

SECTION 3 ON GOING MANAGEMENT:

The proposed development should have very minimal waste. Customers using the centre bring items to the site, store items then remove them once storage is completed. They should not require use of waste services.

The waste and recycling bins provided on the property are for the use of KSS management and servicing the convenience area, including the kitchenette. KSS staff shall be trained in the correct use of the waste and recycling bins. These amenities are already in place with the existing centre and should not change.

Collection of the waste and recycle bins from the facility shall continue as it is being performed currently on site.

Arboricultural Impact Assessment

New Self Storage Facility at

2-4 Parramatta Road, Homebush

Client: Kennards Self Storage
Date: November 2020
Author: Alexis Anderson
Qualifications: -Diploma Horticulture (Arboriculture) –AQF Level 5.
-Bachelor of Applied Science (CM)
Membership: -Arboriculture Australia-Member No.2268
-International Society of Arboriculture –Professional Member
A.B.N: 989 613 015 96
Contact: 0431 286 080 info@bluegumarborist.com.au

1 Contents

2 Summary

This Arboricultural Impact Assessment (AIA) is based on thirteen (13) trees located at 2-4 Parramatta Road, Homebush (subject site).

The tree population of the site consists of self-sown and planted exotics and two (2) planted Australian natives. The proposed works include demolition of existing buildings and construction of a new self storage facility.

The Retention Values of the subject trees were rated as outlined in the following Table. Refer to the Tree Protection Plan (Attachment C) for tree locations.

Table A: Retention Values of the Subject Trees.

	High Retention Value (Tree Number)	Medium Retention Value (Tree Number)	Low Retention Value (Tree Number)
To be Retained	-	4, 7, 9, 13	5, 6
To be Removed	-	-	1, 2, 3, 8, 10, 11, 12

All of the four (4) Medium Retention Value trees and two (2) of the Low Retention Value trees are able to be retained.

Seven (7) Low Retention Value trees are proposed to be removed as part of this project. These trees are either self-sown weeds or structurally unstable trees. The landscape amenity and environmental value of the site would be improved by the removal of these trees.

There are demolition works proposed within the Tree Protection Zone (TPZ) of Tree 13 (Honey Locust). All demolition works within 4.0m of Tree 13 should be undertaken with care to avoid canopy and root damage. Recommendations have been made regarding tree protection measures to limit the potential for impact on retained trees.

3 Introduction

3.1 Background

This Arboricultural Impact Assessment (AIA) was prepared for Kennards Self Storage in relation to the existing trees and a proposed new self storage facility at 2-4 Parramatta Road, Homebush (subject site).

The purpose of this AIA is to assess the likely impacts of the proposed works on the existing site trees and make recommendations regarding construction methods and tree protection measures to limit adverse impacts on trees recommended for retention.

This AIA has been prepared in accordance with the Australian Standard 4970-2009, *Protection of trees on development sites.*

3.2 Subject Site/Proposed Works

The subject site is occupied by a commercial building and low maintenance landscape.

It is proposed to demolish existing buildings and construct a new self storage facility.

3.3 Subject Trees

All trees within the site have been assessed. The tree population of the site is made up of self-sown and planted exotics and two (2) planted Australian natives.

Tree 1 (Broad-leaved Privet, *Ligustrum lucidum*) is a self-sown weed species. This species is exempt species from protection under the Strathfield Council DCP and can be removed without Council approval.

Trees 4, 9, 10, 11, 12 and 13 were not plotted on the site survey. The approximate locations of these trees are shown on the Tree Protection Plan (Attachment C).

Refer to the Tree Protection Plan (Attachment C) for tree locations and numbers. A detailed description of the subject trees is included in the Tree Assessment Table (Attachment A).

4 Methodology

4.1 Site Inspection

Site inspection and tree assessment was undertaken on the 15th of April, 2020. The trees were assessed from ground level using a Tree Assessment Table, which is included as Attachment A. The definitions and explanations of terms used are outlined in the Tree Table Definitions page which is included at Attachment B.

The tree assessment was undertaken for the purpose of pre-development planning. Detailed tree risk assessment was not requested or included in the scope of works.

4.2 Plan Review

The set of plans provided by MCHP Architects (For Development Approval) were reviewed as part of this assessment.
No Landscape Plan or Engineering Detail were available for review as part of this assessment.

4.3 Tree Protection Zones

Tree assessments in accordance with the Australian Standard 4970-2009, *Protection of trees on development sites*, require calculation of a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ). The following is a brief explanation of these terms:

Tree Protection Zone -TPZ: This is the area that should be isolated from construction disturbance so that the tree remains viable. Some disturbance within the TPZ may be possible following arboricultural assessment.

Structural Root Zone -SRZ: This is the area or undisturbed soil and roots required to maintain tree stability. Excavation within the SRZ can lead to whole tree failure.

Refer to the Tree Assessment Table (Attachment A) for the Tree Protection Zones of the assessed trees.

4.4 Retention Values

Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

- **HIGH Retention Value**: These trees are worthy of retention and design consideration should be made where possible to allow their retention.
- **MEDIUM Retention Value**: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, stormwater pipes, garden retaining walls, driveway levels).
- **LOW Retention Value**: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

4.5 Consideration for Tree Retention and Removal

Where demolition of existing structures, excavation or fill is proposed within the Tree Protection Zone (TPZ), arboricultural assessment and sensitive construction methods will be required. Where works are proposed outside of the TPZ, no sensitive construction methods are required.

Tree removal recommendations have been based on tree Retention Values and construction offsets. Trees may generally be recommended for removal in the following circumstances:

- Trees located within construction footprints.
- Trees with construction proposed within SRZ where root loss cannot be avoided through sensitive design.

- Trees with a TPZ loss of more than 25%, may be recommended for removal providing tree sensitive design cannot be implemented to avoid significant root and canopy loss.
- Trees with low Retention Values may be recommended for removal irrespective of proposed development.

5 Potential Impacts of Proposed Works

5.1 Trees to be removed

Tree Number	Retention Value	Reason for Removal
1 Broad-leaved Privet	Low	Self-sown weed species. This tree is exempt from protection under the Strathfield Council DCP.
2, 3 Canary Island Date Palm	Low	Self-sown weed species. These trees have a low dense crown with sharp spines that restrict safe access to the embankment.
8 WA Weeping Myrtle	Low	Poor structural condition. Trunk splitting in 3 locations at co-dominant stem junctions.
10, 11, 12 Camphor Laurel	Low	Self-sown weed species. The canopy of these trees is growing against the existing building. The canopy of these trees are likely to be restrictive during demolition works.

5.2 Potential Impacts of Proposal on Retained Trees

Tree Number	Retention Value	Works proposed within the Tree Protection Zone (TPZ)
13 Honey Locust	Medium	Growing within 2.0m of the existing building. The crown of this tree may be damaged during demolition works.
All other trees	Low & Medium	No works are proposed within the TPZ's of these trees. No impact is expected.

Incidental Impacts: There is the potential for incidental/accidental damage to the trunk, canopy and shallow roots of all retained trees throughout the construction process. Trees are commonly impacted on construction sites in the following ways.

- Stripping of topsoil and removal of organic material form the soil surface.
- Compaction of the topsoil and damage to surface roots through use of heavy machinery and frequent foot traffic.
- Soil contamination through washing out barrows and disposal or spillage of chemical materials.
- Root loss due to unforeseen excavation for plumbing upgrades and landscape construction.
- Bark/trunk and branch injuries from accidental contact with machinery.

These impacts can be easily avoided through communication with building contractors and basic tree protection measures.

6 Recommendations

6.1 Site Establishment –Prior to Demolition/Construction

Appointment of a Project Arborist: An Arborist with an AQF Level 5 qualification in Arboriculture and experience in tree protection within construction sites should be engaged prior to the commencement of work on the site. The Project Arborist should be present at the following times:

- Following installation of tree protection fencing.
- During demolition within a 4.0m radius of Tree 13.
- During any excavation within the TPZ of retained trees.
- At project completion to verify tree protection and retention.

Tree Removal: Seven (7) trees are proposed to be removed as part of the project. Tree removal contractors should be briefed on the need to protect retained trees during tree removal operations. The mulch collected during the tree removal operation should be retained on-site to be spread within the Tree Protection Zones of retained trees.

Tree removal works should be undertaken in accordance with the WorkSafe Australia *Guide to Managing Risks of Tree Trimming & Removal Work.*

Tree Protection Fencing: Tree Protection Fencing should be installed prior to any machinery or materials being bought on site and remain in position throughout the entire project. Tree Protection Fencing should be erected around the Tree Protection Zones as defined in the Tree Protection Plan (Attachment C). Tree Protection Fencing should consist of 1.8 metre high chainlink panels on moveable concrete pads. Tree Protection Fencing should be clamped at each panel junction. An 80-100mm deep layer of mulch should be spread within the Tree Protection Zones. Tree Protection Fencing should not be moved at any time without consultation with the Project Arborist. An example of adequate tree protection fencing is detailed below.

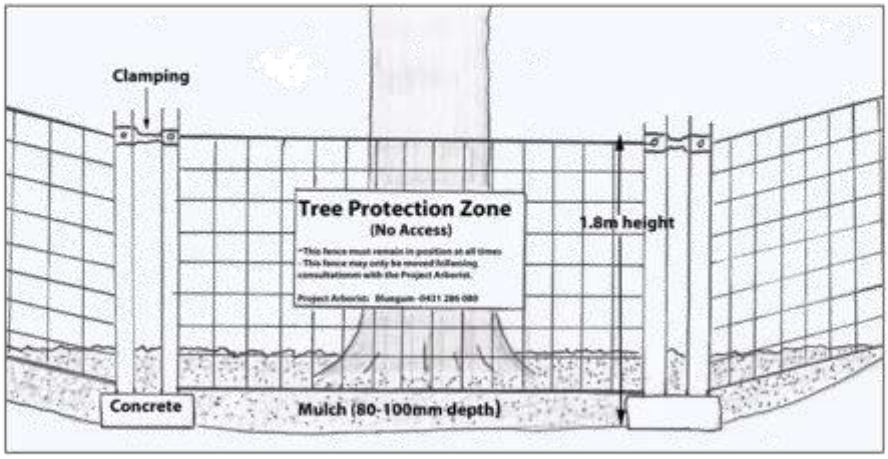


Figure A: Example of adequate tree protection fencing

6.2 During Demolition

Demolition Within 4.0m of Tree 13 : All demolition works within 4.0m of Tree 13 (Honey Locust) should be undertaken with care to avoid canopy and root damage. The Project Arborist should be invited to guide, supervise and document this work.

Tree Protection Zones: Refer to the Tree Assessment Table (Attachment A) for the spread of TPZ's of trees nominated for retention. The following should be prohibited within the Tree Protection Zones:

- Stripping of topsoil or organic surface material.
- Storage of material, vehicles and machinery.
- Disposal of solid, liquid or chemical waste.
- Any excavation, fill or other construction activity other than that discussed in this report.

If the existing groundcover is stripped within a Tree Protection Zone, it should be replaced with leaf and woodchip mulch to a depth of 80-100mm.

7 Statement of Impartiality

- This report prepared by Bluegum Tree Care & Consultancy (BTCC) reflects the impartial and expert opinion of Alexis Anderson.
- BTCC is acting independently of and not as the advocate for the owners of the subject trees.
- BTCC does not undertake tree pruning and removal works and will not have any involvement with pruning or removing trees which are the subject of this report.

8 Limitations

- The findings of this report are based upon and limited to visual examination of trees from ground level without any climbing, internal testing or exploratory excavation.
- The tree assessment was undertaken for the purpose of pre-development planning. Detailed tree risk assessment was not requested or included in the scope of works.
- This report reflects the health and structure of trees at the time of inspection. Bluegum cannot guarantee that a tree will be healthy and safe under all circumstances or for a specified period of time. There is no guarantee that problems or defects with assessed trees, will not arise in the future. Liability will not be accepted for damage to person or property as a result of failure of assessed trees.

Kennards Self Storage -Homebush

Attachment A -Tree Assessment Table

November, 2020

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Likely Construction Impacts	Proposed Action.
1	Broad-leaved Privet, *Ligustrum lucidum*	55, 35, 30	8	5	M	G	G	8.6	2.9	Long (30+ yrs)	5	Low	Weed species. Exempt under the Strathfield DCP. Self sown.	Nil.	Remove.
2	Canary Island Date Palm, *Phoenix caneriensis*	50	7	4	M	G	G	4.0	1.5	Long (30+ yrs)	5	Low	Weed species. Self sown.	Nil.	Remove.
3	Canary Island Date Palm, *Phoenix caneriensis*	50	7	4	M	G	G	4.0	1.5	Long (30+ yrs)	5	Low	Weed species. Self sown.	Nil.	Remove.
4	Jacaranda, *Jacaranda mimosifolia*	24	8	3	M	G	G	2.9	1.9	Long (30+ yrs)	3	Medium	Unsurveyed. Planted exotic.	Nil.	Retain.
5	Camphor Laurel, *Cinnamomum camphora*	30, 28, 28, 25, 20	12	5	M	G	G	7.5	2.7	Long (30+ yrs)	4	Low	Weed species. Self sown.	Nil.	Retain.
6	Camphor Laurel, *Cinnamomum camphora*	28, 25, 15, 10	12	5	M	G	G	5.5	2.4	Long (30+ yrs)	4	Low	Weed species. Self sown.	Nil.	Retain.
7	Broad-leaved Paperbark, *Melaleuca quinquenervia*	73	16	6	M	G	F	8.8	2.9	Long (30+ yrs)	3	Medium	Root spread is restricted by the existing retaining wall. Recently pruned on the western side. Planted Australian native.	Nil.	Retain.
8	WA Weeping Myrtle, *Agonis flexuosa*	33, 20, 20, 20	7	4	M	F	P	5.8	24	Short (0-10 yrs)	3	Low	Trunk splitting in 3 locations at co-dominant stem junctions at the base. Planted Australian native.	Nil.	Remove.
9	Orange Jessamine, *Murraya paniculata*	10, 10, 10, 10	5	3	M	G	G	3.0	1.5	Long (30+ yrs)	3	Medium	Unsurveyed. There are small weed shrubs along the fence line either side of this tree.	Nil.	Retain.
10	Camphor Laurel, *Cinnamomum camphora*	50	14	6	M	G	G	6.0	2.5	Long (30+ yrs)	4	Low	Unsurveyed. Weed species. Self sown.	Demolition works are proposed within the TPZ.	Remove.
11	Camphor Laurel, *Cinnamomum camphora*	30, 10	13	3	M	G	G	3.8	2.1	Long (30+ yrs)	4	Low	Unsurveyed. Weed species. Self sown.	Demolition works are proposed within the TPZ.	Remove.
12	Camphor Laurel, *Cinnamomum camphora*	20	13	2	M	G	G	2.4	1.7	Long (30+ yrs)	4	Low	Unsurveyed. Weed species. Self sown.	Demolition works are proposed within the TPZ.	Remove.
13	Honey Locust, *Gleditsia triacanthos*	15	10	4	M	G	G	4.0	1.5	Medium (10-30 yrs)	3	Medium	Unsurveyed. Planted exotic.	Demolition works are proposed within the TPZ.	Retain.

BLUEGUM - Tree Care and Consultancy

Tree Assessment Table

Attachment B: TREE ASSESSMENT DEFINITIONS

Height. Tree height is estimated from ground level. This assessment is made independently of data plotted on survey plan. These measurements have not been confirmed with clinometer or other surveying instrument.

Diameter at Breast Height (DBH). Trunk diameter is measured at 1.4 metres above ground level. A diameter tape is used which calculates the diameter from a measurement of the circumfrence. DBH is primarily used for the calculation of the TPZ and SRZ.
If a tree has more than 4 trunks, the diameter of the four largest trunks is recorded. For irregular trunk formations the DBH is calculated as outlined in Appendix A of AS4970-2009 -*Protection of Trees on Development Sites*.

Canopy Spread Radius. Average canopy spread radius is estimated from the centre of trunk to the outer edge of canopy. Refer to Comments column for detail of heavily skewed canopy spread.

Age Class - This is an estimation of the tree's current age class based on size, growth habit, local environmental conditions and comparison with surrounding trees.

- **Immature (IM)**: This is a juvenile specimen that is likely to have germinated within the previous 5 years.
- **Early Mature (EM)**: This is a tree that is established within its growing environment, though has not reached an age of reproductive maturity or the natural growth habit of a mature individual.
- **Mature (M)**: This is a tree has reached both reproductive maturity and a physical form and shape typical for the species. Trees can have a Mature Age Class for the majority of their life span.
- **Late-Mature (LM)**: There trees show early signs of senescence with symptoms such as reduced canopy density and an accumulation of dead branches.
- **Over-mature (OM)**: These trees show symptoms of irreversible decline such as canopy dieback with dead branches concentrated in the upper canopy.

Health/Vitality - Good (G), Fair (F) or Poor (P). This is primarily based on the extent of vigorous new foliage growth at branch tips and the colour, size and density of foliage generally. The percentage of live branches to dead branches is considered. The location of any dead branches is also considered. The presence of any pest or disease is considered as part of this assessment. Health can vary with climatic conditions.

Structural Condition - Good (G), Fair (F) or Poor (P). This is an assessment of tree structure and stability. Root anchorage, trunk lean, structural defects, canopy skew and any hazardous features are considered. Dead branches can be considered as part of Structural Condition if they are of a size and location that could cause injury or property damage.

Tree Protection Zone (TPZ). This is a radial distance of (12X) the DBH measured from centre of trunk. TPZ is rounded to the nearest 0.1 metre. A TPZ should not be less than 2m or greater than 15m. The TPZ for palms and other monocots should not be less than 1m outside of the crown projection. Existing constraints to root spread can vary the TPZ. For a tree to remain viable, construction activity should be excluded or undertaken with care within the TPZ. Disturbance within up to 10% of the TPZ area is considered to be a minor encroachment. Disturbance to more than 10% of the TPZ area is considered a major encroachment. Major encroachment into the TPZ is possible depending on the type of disturbance, and species tolerance to disturbance. Exploratory excavation may be required to quantify the presence of roots at the alignment of proposed ground disturbance.
This is based upon the Australian Standard AS 4970, 2009, *Protection of trees on development sites* and the Matheney & Clarke "*Guidelines for adequate tree preservation zones for healthy, structurally stable trees*".

Structural Root Zone (SRZ). This is a radial distance based on the following formula- **SRZ =(D x 50) $^{0.42}$ x 0.64** (for trees less than 150mm Diameter, a minimum SRZ of 1.5 metres). SRZ measurements are rounded to the nearest 0.1m. .
The Structural Root Zone is the area of soil and roots required to maintain tree stability. Excavation within the SRZ can result in whole tree failure. Fully elevated construction is possible within SRZ with specific rootzone assessment. Existing constraints to root spread can vary the SRZ. This method of determining SRZ is outlined at Section **3.3.5** of Australian Standard AS 4970, 2009, *Protection of trees on development sites*.

Estimated Remaining Life Expectancy: This gives a length of time that the Arborist believes a particular tree can be retained from the time of assessment with an acceptable level of risk based on the information available at the time of the inspection. This system of rating does not take into consideration the likely impacts of any proposed development. Ratings are **Long** (retainable for 30 years or more with an acceptable level of risk), **Medium** (retainable for 10-30 years), **Short** (retainable for 0-10 years) and **Removal** (tree requiring removal due to risk/hazard or absolute unsuitability).

Landscape & Environmental Significance*. This is an assessment of the impact of the tree on the surrounding landscape amenity and natural environment. Rarity, habitat value, physical prominence, historical and cultural significance of the tree are considered in this rating system. The Landscape & Environmental Value ratings used in this report are:

1. **Very High Value:** This is an outstanding specimen that holds irreplaceable environmental, landscape or cultural value.
2. **High Value:** An excellent specimen that holds environmental, landscape or cultural value that is present in other site trees or that could be replaced.
3. **Moderate Value:** Can be a good to fair specimen with environmental, landscape or cultural value that is common within other trees in the locality.
4. **Low Value:** Removal would not result in any loss of site amenity or environmental value. Can include undesirable or weed species or trees growing in unsuitable locations.
5. **Very Low Value** : Dead or hazardous with no other environmental or cultural value. Could also include weed species. These trees should be removed or pruned in a way to make safe irrespective of any development.

***Note**: The concept of using a five (5) point scale to assess tree significance was derived from the Tree Wise Men® Australia Pty Ltd ©Significance Rating Scale.

Retention Value*. Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

<table>
<tr><td rowspan="6">Landscape & Environmental Significance</td><td></td><td colspan="4">Estimated Life Expectancy</td></tr>
<tr><td></td><td>Long</td><td>Medium</td><td>Short</td><td>Removal</td></tr>
<tr><td>Very High (1)</td><td colspan="2" rowspan="2">HIGH</td><td rowspan="2">MEDIUM</td><td rowspan="2"></td></tr>
<tr><td>High (2)</td></tr>
<tr><td>Medium (3)</td><td colspan="2">MEDIUM</td><td rowspan="3" colspan="2">LOW</td></tr>
<tr><td>Low (4)</td><td colspan="2"></td></tr>
<tr><td>Very Low (5)</td><td colspan="2"></td></tr>
</table>

HIGH Retention Value: These trees are worthy of retention and major design consideration should be made where feasible to allow this.

MEDIUM Retention Value: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, garden retaining walls, driveway levels).

LOW Retention Value: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

***Note:** The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

Bluegum Tree Care and Consultancy®

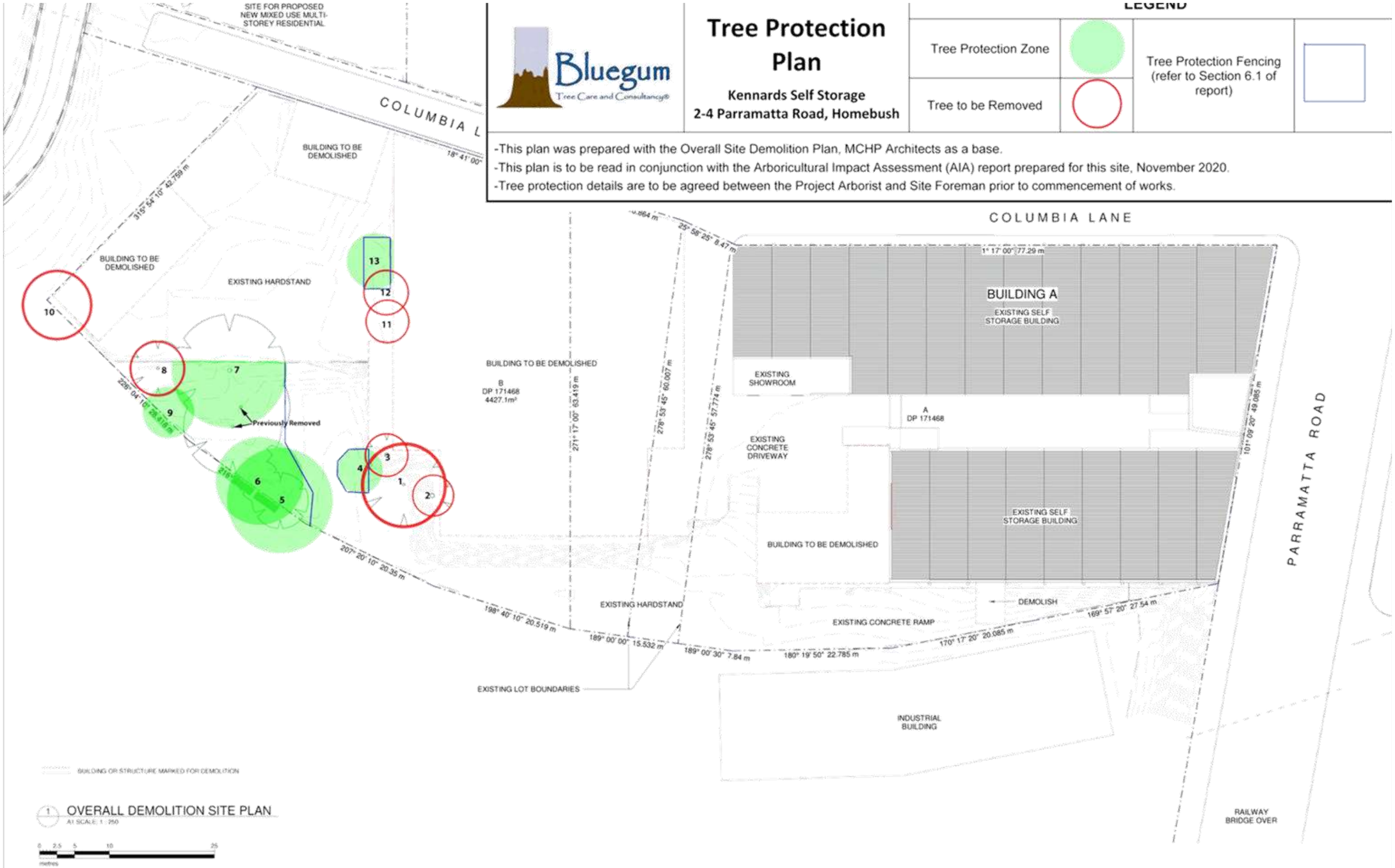
Tree Protection Plan

Kennards Self Storage
2-4 Parramatta Road, Homebush

LEGEND

Tree Protection Zone		Tree Protection Fencing (refer to Section 6.1 of report)	
Tree to be Removed			

-This plan was prepared with the Overall Site Demolition Plan, MCHP Architects as a base.
-This plan is to be read in conjunction with the Arboricultural Impact Assessment (AIA) report prepared for this site, November 2020.
-Tree protection details are to be agreed between the Project Arborist and Site Foreman prior to commencement of works.



FOR DEVELOPMENT APPROVAL

Kennards Self Storage

MCHP ARCHITECTS
SUITE 5, 38-46 ALBANY ST ST LEONARDS NSW 2065
TELEPHONE: 02 9436 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

Client: KENNARDS SELF STORAGE
Project: PROPOSED NEW SELF STORAGE FACILITY
2 - 4 PARRAMATTA ROAD, HOMEBUSH NSW 2140

Drawing Title: OVERALL DEMOLITION SITE PLAN
A1 Scale: As indicated | A3 Scale: HALF A1 SCALE | Date: 25.11.2019 | Drawn: ZR
Drawing No.: 19-082 DA01 | Revision: A