



22 February 2022

**RESPONSE TO INFORMATION REQUEST****SYDNEY EASTERN CITY PLANNING PANEL**

Panel Reference	PPSSEC-52
Council Reference	DA2020/0143 City of Canada Bay Council
Street Address	25 George Street North, Strathfield
Proposed development	Demolition of existing structures and construction of residential apartment buildings of 4-6 levels containing 145 apartments (including affordable housing dedicated to Council) with two levels of basement and 126 [SIC] car parking spaces

Please find below and attached information requested by the Panel in its deferment of the determination of 10 February 2022.

**Sun eye diagrams and solar impact analysis.**

- *Sun eye diagrams to be provided which show the extent of solar penetration (hours numerically) between the hours of 9 and 3pm mid-winter on a 30 minute basis for the living areas and private open space of each dwelling.*
- *The sun eye diagrams to have regard to the impact on existing buildings and private open space in the vicinity on the solar access to the proposal.*
- *A solar impact analysis is required to establish the impact of the proposal on the adjoining development to the South being 23a George Street.*

Please find attached the response from the architects Fuse demonstrating 69% achievement of Criteria 1 of ADG Objective 4A-1 'Solar and daylight access' as well as the solar impact on the adjoining building at 23a George Street.

From a planning viewpoint, the minor shortfall to the criteria is considered acceptable in optimising the outcome for the site and its context by adhering to DCP and Design Panel massing recommendations.

**Visitor Car Parking**

- *Having regard to the proposed visitor parking, prior to making any decision the Panel would like a plan to understand the location, functionality, and accessibility of those spaces (separate to the residential parking).*

Please find attached revised Basement 1 architectural plan DA 102 Rev D 18.02.2022 nominating visitor parking in a typical arrangement immediate to the basement entrance with high resident visibility to ensure they remain available for visitors from self-regulation.

Visitor car parking spaces will be provided with signage and held as common property by the Owner's Corporation after strata subdivision in accordance with proposed conditions 39, 42 and 136.

Please note, in regard to the undated Council opinion on the Clause 4.6 Request:

- The parking rates in Table 1 referred includes visitor parking.
- Council meant to refer to Table 2 caps which is silent on visitors but which the intent of excluding visitors is explicit in the Transport Study it is based upon.
- The sole purpose of the variation is to provide parking in accordance with Table 1 rates and the purpose of the cap in Table 2, so is central to the justification for the FSR variation and therefore must be addressed in the Request.
- The impacts of the FSR variation is explicitly addressed at section 2.3 (Purpose and Objective) and throughout the Request.

Please also note that the amount of bicycle parking also requires correction based on the DCP C33 reference to “*Section 3.8 Car Parking and Bicycle Parking under the Parramatta Road Urban Transformation Planning and Design Guidelines*”.

Should the Panel agree that the intention of the parking cap control C34 is to exclude visitor parking as indicated in the Transport Study, and support the consequential FSR variation, then the following Council recommended conditions are required to be amended in accordance with DCP control C33 as follows

- Alter the description of the development as follows “~~126~~ 141 car parking spaces”
- Delete Condition 34 (v) (a) and (b) and remove reference to “*Vehicle parking*”
- Amend Condition 34 (v) (c) and (d).

*Bicycle Parking*

~~e~~ a. Identify storage area within the basement for ~~156~~ 145 resident bicycles

~~d~~ b. Identify a minimum of ~~16~~ 15 visitor bicycle parking spaces

- Amend Condition 42 as follows.

42. DACCG08 - Off Street Car Parking Space Provision

*Car parking spaces shall be provided in accordance with the approved plans with ~~117~~ 126 Residential spaces and ~~9~~ 15 visitor spaces. The spaces are required and designated as follows:*

*(a) ~~117~~ 126 units shall be allocated 1 car parking space and ~~28~~ 19 units no car parking space.*

### **Air Conditioning Condensers**

As discussed at the Panel meeting and at the suggestion of Council, revised plans are submitted that locate the above-ground air conditioning condenser units on the roof of the buildings within enclosed screened service areas. Due to the ample size of the ground floor courtyards and to maintain the current apartment layouts, condenser units for ground floor apartments remain within the courtyards.

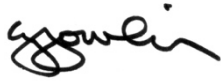
Substitute architecture plan showing the condenser rearrangement consist of:

DA 104, DA 105, DA 106, DA 107, DA 108 , DA 109, DA 201, DA 202, DA 301, DA 302, DA 303, DA 304 (Revision D) 18.02.2022.



Please do not further information or clarification as to the requested changes to the conditions may be provided at the Panel hearing.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'gdowling', with a stylized flourish at the end.

Greg Dowling  
BAS (Env Pl) M Urb Des (Syd) MPIA



<b>Maximum Car Parking Rates</b> (Extract of Table 3.2 Paramatta Road Corridor Urban Transformation Strategy, Planning and Design Guidelines, Nov 2016, Page 10)						
Category	Residential (max. spaces per dwelling)					
	Studio	1 bed	2 bed	3 bed	Visitor	
Homebush Precinct	0.3	0.5	0.9	1.2	0.1	

NO.	AMENDMENTS IN ISSUE
1.	VISTOR PARKING SPACES LABELLED

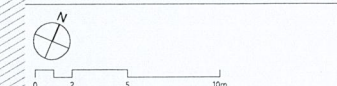
REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	10/02/2022
C	DA AMENDMENTS	22/10/2021
B	ISSUE FOR COUNCIL RFI	18/09/2020

ARCHITECT  
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ABN 61 612 046 643  
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

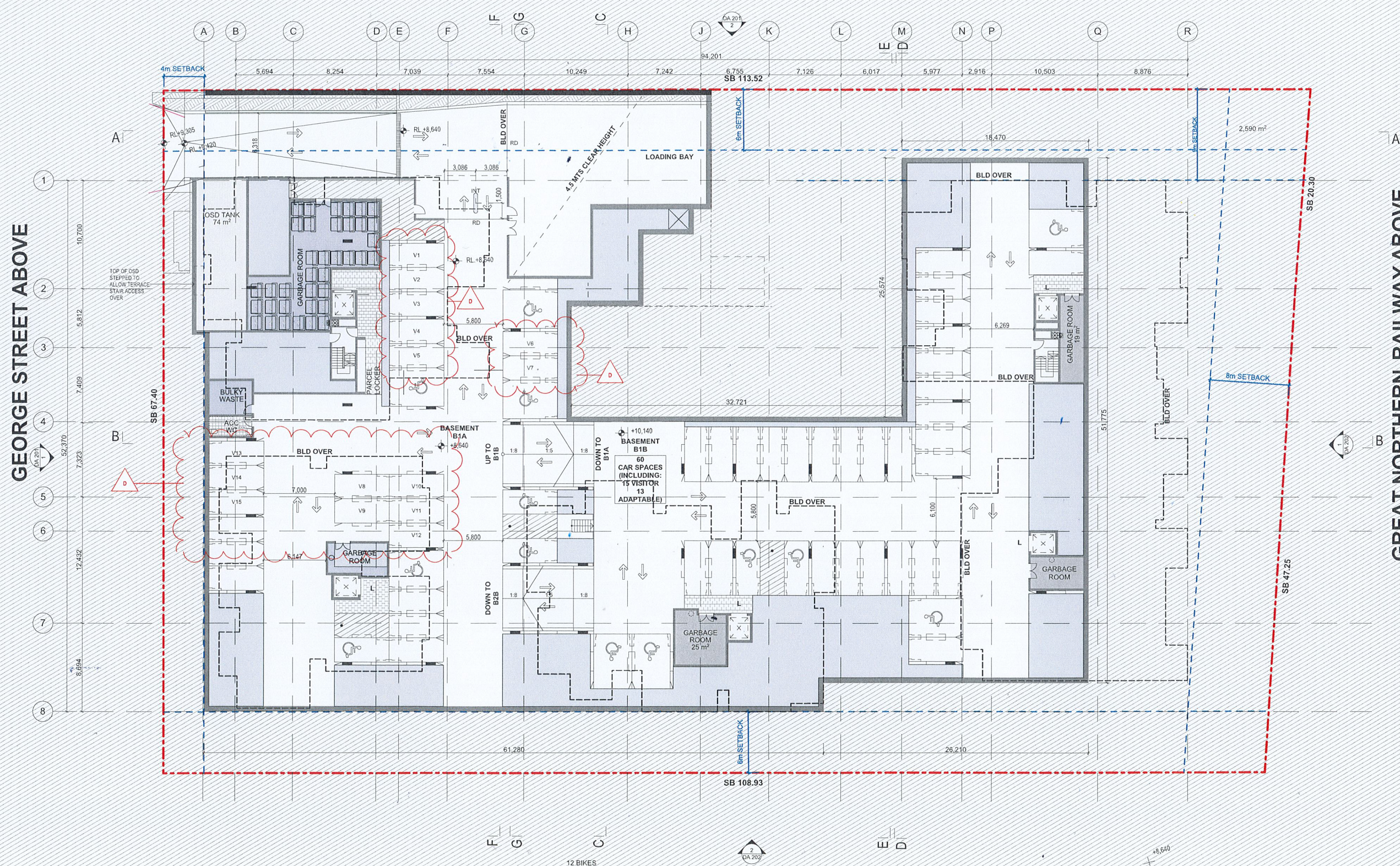
**piety**group

SUITE 41/22, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA



PROJECT	
25 GEORGE STREET	
SITE ADDRESS	
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2157	
JOB NO	
1711	
CHECKED	DRAWN
DATE	
10/02/2022	SCALE
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1:400 @	
PROJECT STATUS	
DEVELOPMENT APPLICATION	
DRAWING TITLE	
BASEMENT 1 PLAN	

SHEET NO.	REVISION.
DA 102	D





GEORGE STREET

GREAT NORTHERN RAILWAY

27 GEORGE STREET  
4 STOREY

27 GEORGE STREET  
6 STOREY

23A GEORGE STREET  
4 STOREY

SWIMMING POOL

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file: 1711\_NORTH STRATHFIELD\_1\_MARKETING  
print date and time: Friday, 18 February 2022 @ 5:21 pm

LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING
- BALCONY
- RESIDENTIAL CARSPACE
- VISITORS CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- BOLLARD
- STORAGE CAGES
- STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- AIR CONDITIONER CONDENSER UNIT
- STORAGE/PLANT

NO. AMENDMENTS IN ISSUE

- AC UNITS REMOVED FROM BALCONIES
- ADDITION OF SCREENED OPEN SERVICE AREAS ON ROOFS TO ACCOMMODATE AC CONDENSORS

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	18/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL REF	18/9/20

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SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

PROJECT  
25 GEORGE STREET  
SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137  
JOB NO  
1711  
CHECKED  
DRAWN  
DATE  
18/2/22  
SCALE  
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PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
LEVEL 1 PLAN

SHEET NO.	REVISION
DA 104	D



GEORGE STREET

GREAT NORTHERN RAILWAY

27 GEORGE STREET  
4 STOREY

27 GEORGE STREET  
6 STOREY

23A GEORGE STREET  
4 STOREY

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LEGEND

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- 1 BED
- 2 BED APARTMENT
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PROJECT  
25 GEORGE STREET  
SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137  
JOB NO  
1711  
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DRAWN  
DATE  
18/2/22  
SCALE  
1:200 @ A1 1:400 @ A3  
PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
LEVEL 2 PLAN

SHEET NO.	REVISION
DA 105	D



GEORGE STREET

GREAT NORTHERN RAILWAY

27 GEORGE STREET  
4 STOREY

27 GEORGE STREET  
6 STOREY

23A GEORGE STREET  
4 STOREY

SWIMMING POOL

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LEGEND

UNIT TYPES

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- 2 BED APARTMENT
- 3 BED APARTMENT
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NO. AMENDMENTS IN ISSUE

1. AC UNITS REMOVED FROM BALCONIES  
ADDITION OF SCREENED OPEN SERVICE AREAS  
ON ROOFS TO ACCOMMODATE AC CONDENSORS

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25 GEORGE STREET  
SITE ADDRESS  
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JOB NO  
1711  
CHECKED DRAWN

DATE  
18/2/22  
SCALE  
1:200 @ A1 1:400 @ A3

PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
LEVEL 3 PLAN

SHEET NO.  
DA 106

REVISION  
D



GEORGE STREET

GREAT NORTHERN RAILWAY

27 GEORGE STREET  
4 STOREY

27 GEORGE STREET  
6 STOREY

23A GEORGE STREET  
4 STOREY

SWIMMING POOL

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LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
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NO. AMENDMENTS IN ISSUE

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- ADDITION OF SCREENED OPEN SERVICE AREAS ON ROOFS TO ACCOMMODATE AC CONDENSORS

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	18/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL REF	18/9/20

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NOMINATED ARCHITECT RACHID ANDARY 8627

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PROJECT  
25 GEORGE STREET

SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137

JOB NO  
1711

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DATE  
18/2/22

SCALE  
1:200 @ A1 1:400 @ A3

PROJECT STATUS  
DEVELOPMENT APPLICATION

DRAWING TITLE  
LEVEL 4 PLAN

SHEET NO.	REVISION
DA 107	D



GEORGE STREET

27 GEORGE STREET  
4 STOREY

27 GEORGE STREET  
6 STOREY

23A GEORGE STREET  
4 STOREY

GREAT NORTHERN RAILWAY

GENERAL NOTES

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LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING
- BALCONY
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NO. AMENDMENTS IN ISSUE

1. AC UNITS REMOVED FROM BALCONIES

2. ADDITION OF SCREENED OPEN SERVICE AREAS ON ROOFS TO ACCOMMODATE AC CONDENSORS

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	18/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL REF1	18/9/20

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ABN 61 612 046 643  
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT  
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SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

PROJECT  
25 GEORGE STREET  
SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137  
JOB NO  
1711  
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DATE  
18/2/22  
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PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
LEVEL 5 PLAN

SHEET NO.	REVISION
DA 108	D



GEORGE STREET

GREAT NORTHERN RAILWAY

27 GEORGE STREET  
4 STOREY

27 GEORGE STREET  
6 STOREY

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4 STOREY

SWIMMING POOL

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LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING
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ABN 81 612 045 643  
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PROJECT  
25 GEORGE STREET

SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137

JOB NO  
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DATE  
18/2/22

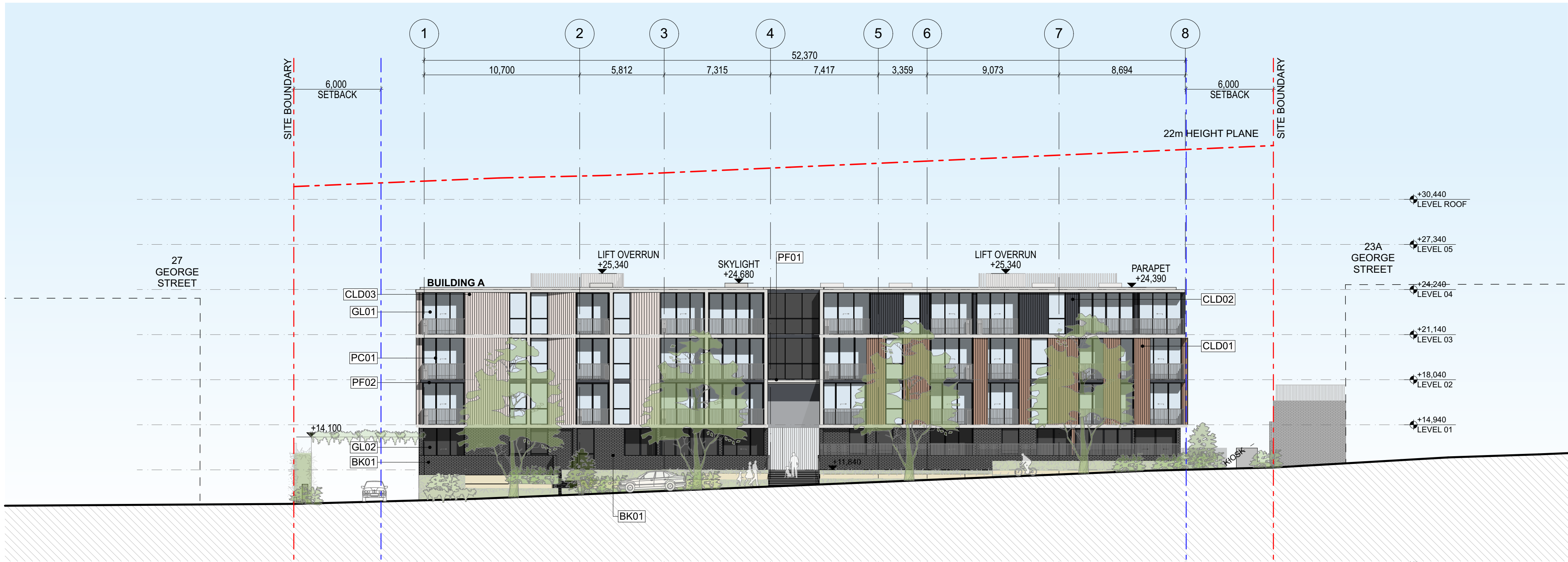
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PROJECT STATUS  
DEVELOPMENT APPLICATION

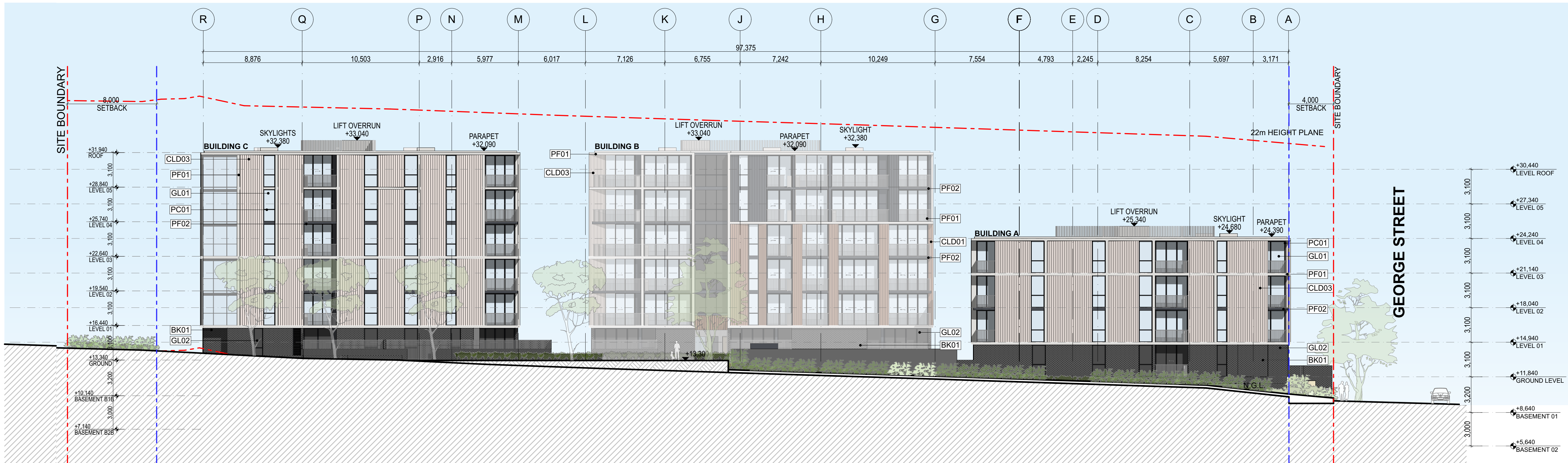
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ROOF PLAN

SHEET NO.	REVISION
DA 109	D





1  
-  
WEST ELEVATION - GEORGE STREET  
1:200



2  
-  
NORTH ELEVATION  
1:200

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file: 1711\_NORTH STRATHFIELD1\_MARKETING  
print date and time: Friday, 18 February 2022 @ 5:23 pm

LEGEND

BK01	BRICK CLADDING COLOUR: DARK MASONRY SIMILAR TO ZEPHYR
CLD01	LIGHT WEIGHT MASONRY CLADDING COLOUR: TOFFEE TAN OR SIMILAR
CLD02	LIGHT WEIGHT METAL CLADDING COLOUR: MONUMENT OR SIMILAR
CLD03	LIGHT WEIGHT MASONRY CLADDING COLOUR: VIVID WHITE OR SIMILAR
GL01	GLASS WINDOW GLASS COLOUR: CLEAR
GL02	GLASS WINDOW GLASS COLOUR: DARK
PC01	POWDERCOAT SLOT SCREENS AND WINDOW/SLIDING DOORS FRAME COLOUR: MONUMENT OR SIMILAR
PF01	PAINT FINISH EXTERNAL WALLS, SLAB EDGES AND SOFFIT COLOUR: NATURAL WHITE
PF02	PAINT FINISH EXTERNAL WALLS COLOUR: MONUMENT OR SIMILAR

- NO.
1. AMENDMENTS IN ISSUE  
AC UNITS REMOVED FROM BALCONIES  
ADDITION OF SCREENED OPEN SERVICE AREAS  
ON ROOFS TO ACCOMMODATE AC CONDENSORS
- 2.

REVISION ID	ISSUE NAME	ISSUE DATE
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0 2 5 10m

PROJECT  
25 GEORGE STREET  
SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137

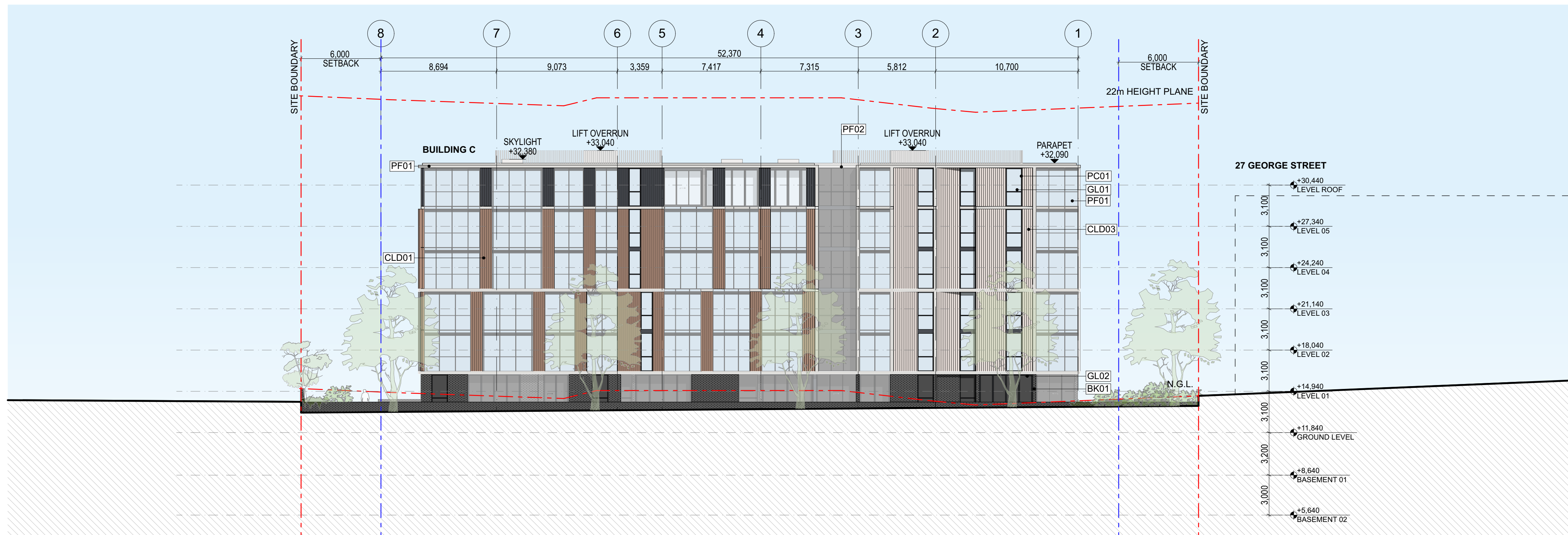
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1711  
CHECKED DRAWN

DATE  
18/2/22  
SCALE  
1:200 @ A1 1:400 @ A3

PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
ELEVATIONS

SHEET NO.  
DA 201  
REVISION  
D





1 EAST ELEVATION  
1:200



2 SOUTH ELEVATION  
1:200

GENERAL NOTES

- IF FUSE ARCHITECTURE
- NO REPRODUCTION WITHOUT PERMISSION
- UNLESS NOTED OTHERWISE
- THIS DRAWING IS NOT FOR CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
- PRIOR TO THE COMMENCEMENT OF WORK
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
- DRAWINGS ARE NOT TO BE SCALED
- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file: 1711\_NORTH STRATHFIELD1\_MARKETING  
print date and time: Friday, 18 February 2022 @ 5:24 pm

LEGEND

BK01	BRICK CLADDING COLOUR: DARK MASONRY SIMILAR TO ZEPHYR
CLD01	LIGHT WEIGHT MASONRY CLADDING COLOUR: TOFFEE TAN OR SIMILAR
CLD02	LIGHT WEIGHT METAL CLADDING COLOUR: MONUMENT OR SIMILAR
CLD03	LIGHT WEIGHT MASONRY CLADDING COLOUR: VIVID WHITE OR SIMILAR
GL01	GLASS WINDOW GLASS COLOUR: CLEAR
GL02	GLASS WINDOW GLASS COLOUR: DARK
PC01	POWDERCOAT SLOT SCREENS AND WINDOW/SLIDING DOORS FRAME COLOUR: MONUMENT OR SIMILAR
PF01	PAINT FINISH EXTERNAL WALLS, SLAB EDGES AND SOFFIT COLOUR: NATURAL WHITE
PF02	PAINT FINISH EXTERNAL WALLS COLOUR: MONUMENT OR SIMILAR

NO. AMENDMENTS IN ISSUE

1.	AC UNITS REMOVED FROM BALCONIES
2.	ADDITION OF SCREENED OPEN SERVICE AREAS ON ROOFS TO ACCOMMODATE AC CONDENSORS

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	18/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL REF	18/9/20

ARCHITECT  
**FUSE**  
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN  
STUDIO 64  
61 MARLBOROUGH STREET  
SYDNEY NSW 2010  
MAIL@FUSEARCHITECTURE.COM.AU  
ABN 81 612 046 643  
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT  
**pietygroup**  
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 2 5 10m

PROJECT  
25 GEORGE STREET  
SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137

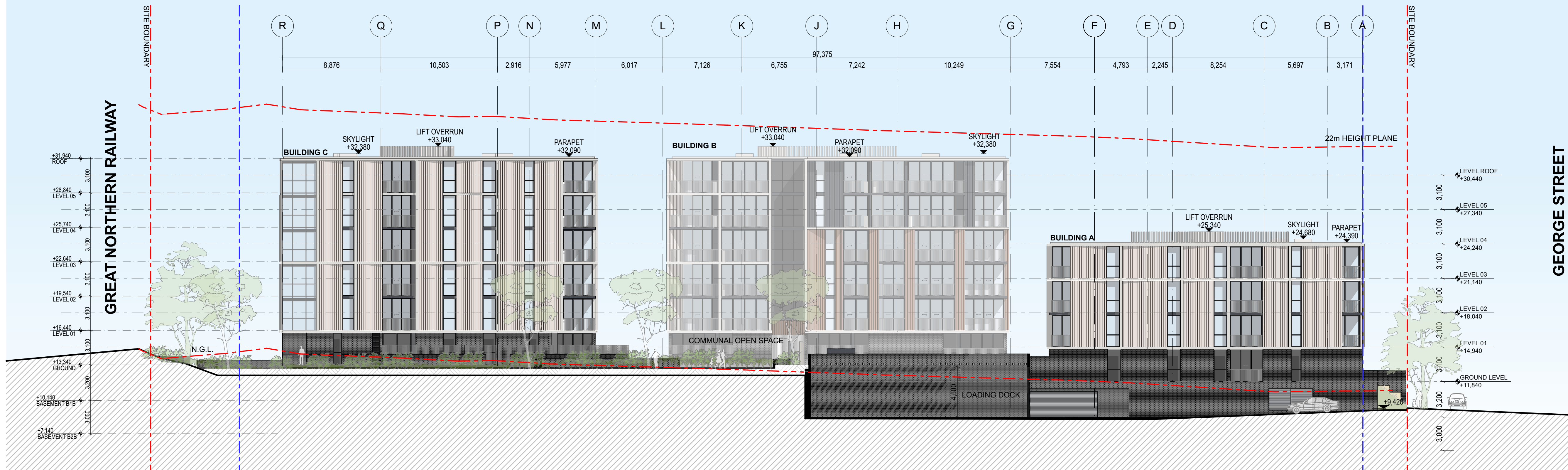
JOB NO  
1711  
CHECKED DRAWN

DATE  
18/2/22  
SCALE  
1:200 @ A1 1:400 @ A3

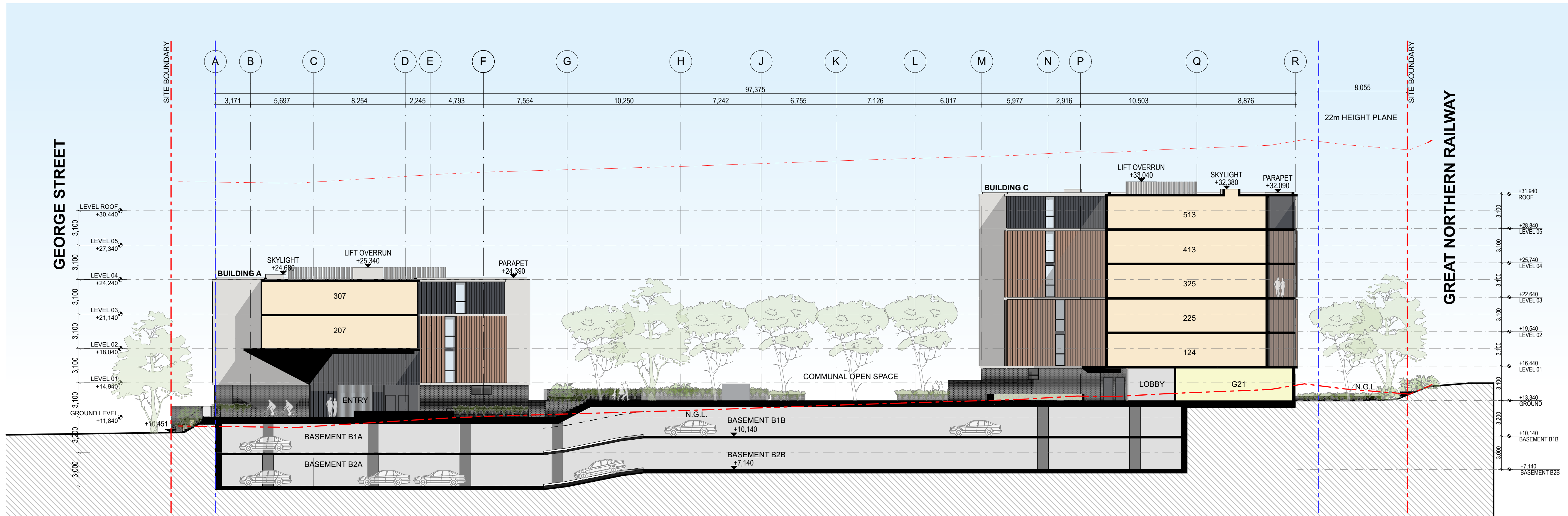
PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
ELEVATIONS

SHEET NO.  
DA 202  
REVISION  
D





1  
SECTION A  
1:200



2  
SECTION B  
1:200

- GENERAL NOTES
- IF FUSE ARCHITECTURE
  - NO REPRODUCTION WITHOUT PERMISSION
  - UNLESS NOTED OTHERWISE
  - THIS DRAWING IS NOT FOR CONSTRUCTION
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  - DRAWINGS ARE NOT TO BE SCALED
  - USE ONLY FIGURED DIMENSIONS
  - REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION
- file: 1711\_NORTH STRATHFIELD1\_MARKETING  
print date and time: Friday, 18 February 2022 @ 5:24 pm
- LEGEND
- BK01 BRICK CLADDING  
COLOUR: DARK MASONRY SIMILAR TO ZEPHYR
  - CLD01 LIGHT WEIGHT MASONRY CLADDING  
COLOUR: TOFFEE TAN OR SIMILAR
  - CLD02 LIGHT WEIGHT METAL CLADDING  
COLOUR: MONUMENT OR SIMILAR
  - CLD03 LIGHT WEIGHT MASONRY CLADDING  
COLOUR: VIVID WHITE OR SIMILAR
  - GL01 GLASS WINDOW GLASS  
COLOUR: CLEAR
  - GL02 GLASS WINDOW GLASS  
COLOUR: DARK
  - PC01 POWDERCOAT SLOT SCREENS AND WINDOW/SLIDING DOORS FRAME  
COLOUR: MONUMENT OR SIMILAR
  - PF01 PAINT FINISH EXTERNAL WALLS, SLAB EDGES AND SOFFIT  
COLOUR: NATURAL WHITE
  - PF02 PAINT FINISH EXTERNAL WALLS  
COLOUR: MONUMENT OR SIMILAR

- NO.
1. AMENDMENTS IN ISSUE  
AC UNITS REMOVED FROM BALCONIES
  2. ADDITION OF SCREENED OPEN SERVICE AREAS ON ROOFS TO ACCOMMODATE AC CONDENSORS

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	18/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL REF	18/9/20

ARCHITECT  
**FUSE**  
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STUDIO 64  
61 MARLBOROUGH STREET  
SYDNEY NSW 2010  
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ABN 81 612 046 643  
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT  
**pietygroup**  
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PROJECT  
25 GEORGE STREET  
SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137  
JOB NO  
1711  
CHECKED  
DRAWN  
DATE  
18/2/22  
SCALE  
1:200 @ A1 1:400 @ A3  
PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
SECTIONS

SHEET NO.  
DA 301  
REVISION  
D



file: 1711\_NORTH STRATHFIELD1\_MARKETING  
print date and time: Friday, 18 February 2022 @ 5:25 pm

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LEGEND

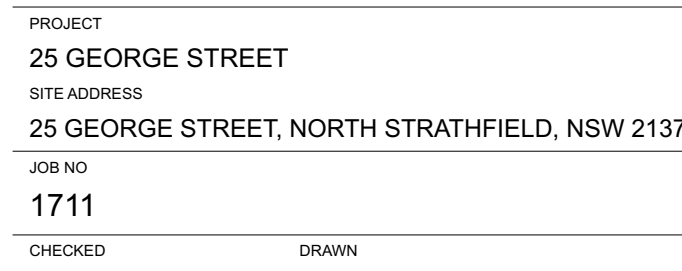


REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	18/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20

CLIENT

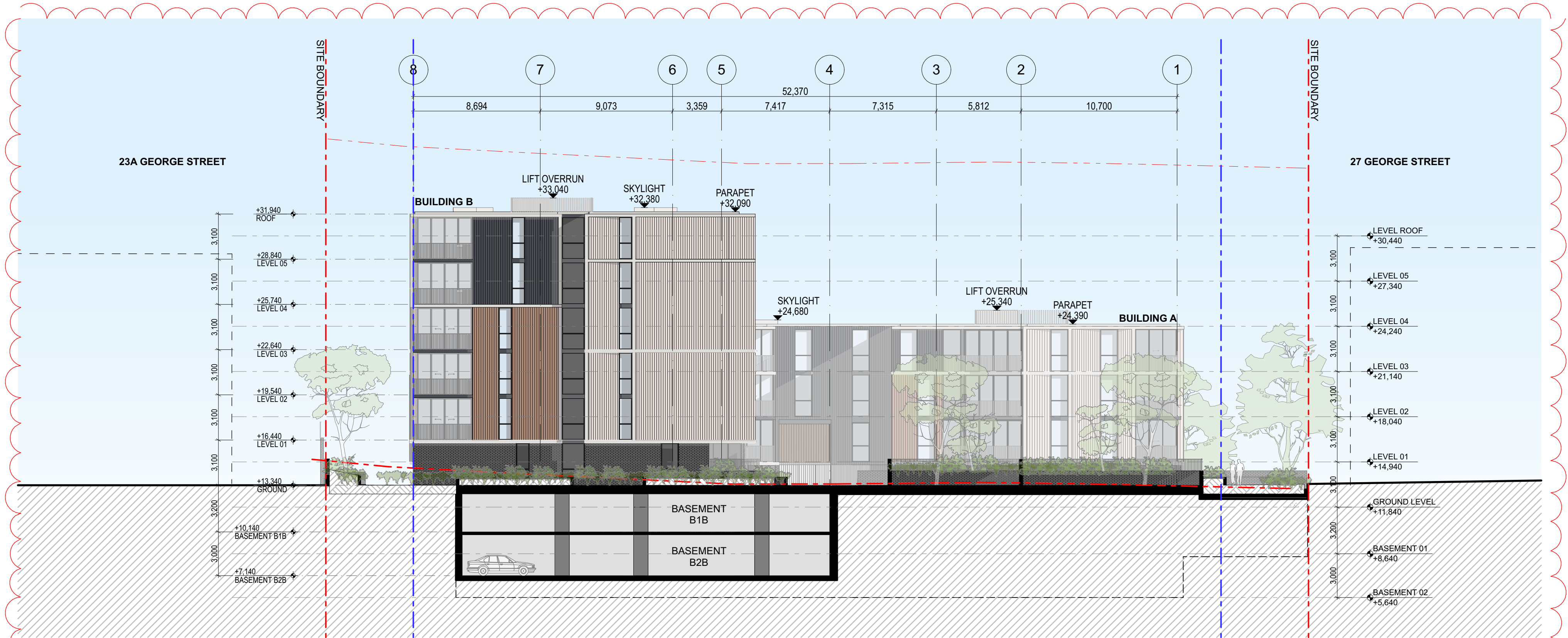
**piety**group

SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA



SHEET NO.	REVISION.
DA 302	D





1  
SECTION E  
1:200



2  
SECTION F  
1:200

NO.	AMENDMENTS IN ISSUE
1.	AC UNITS REMOVED FROM BALCONIES
2.	ADDITION OF SCREENED OPEN SERVICE AREAS ON ROOFS TO ACCOMMODATE AC CONDENSORS

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	18/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL REF	18/9/20

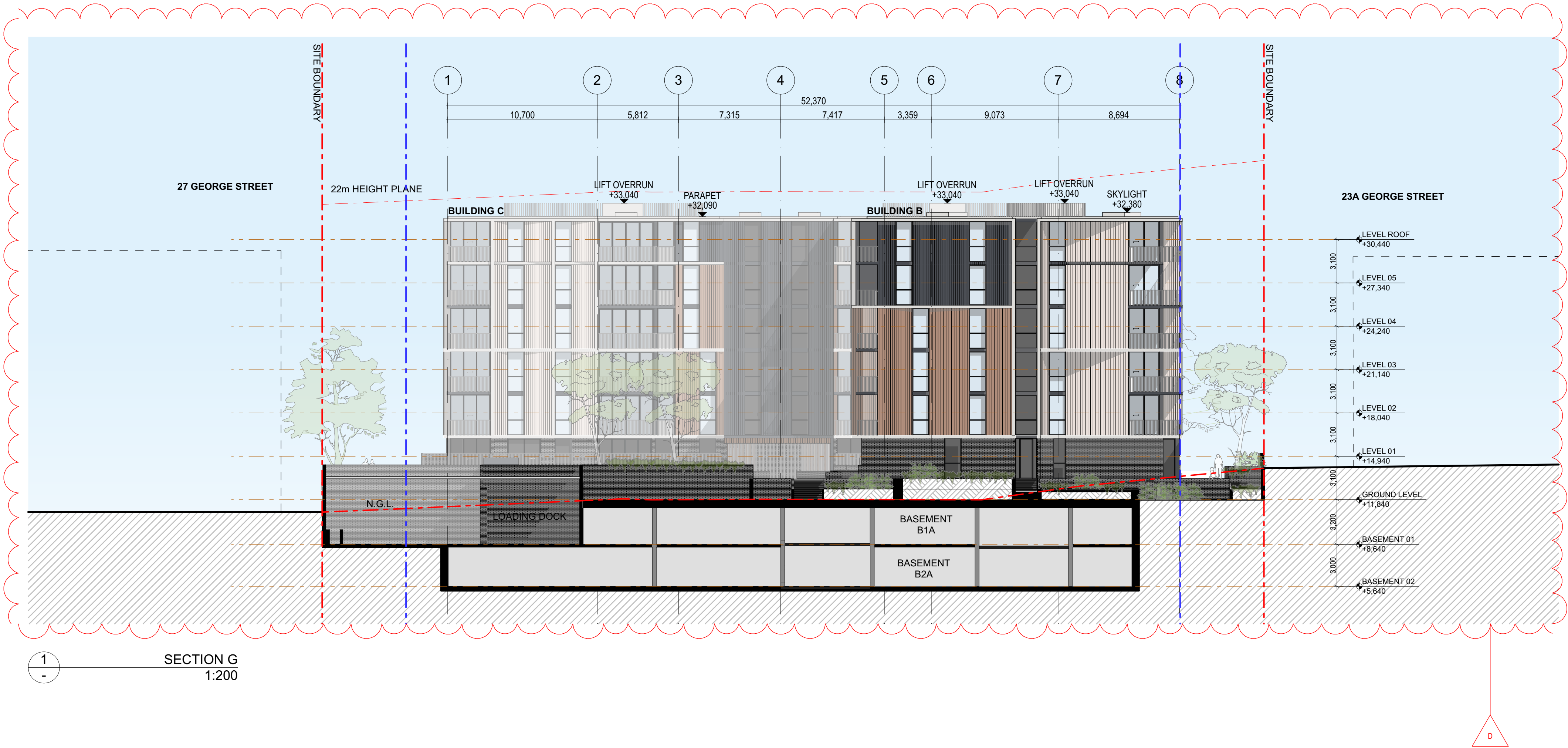
ARCHITECT  
**FUSE**  
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN  
STUDIO 64  
61 MARLBOROUGH STREET  
SYDNEY NSW 2010  
MAIL@FUSEARCHITECTURE.COM.AU  
ABN 81 612 045 643  
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT  
**pietygroup**  
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 2 5 10m

PROJECT  
25 GEORGE STREET  
SITE ADDRESS  
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137  
JOB NO  
1711  
CHECKED DRAWN  
DATE  
18/2/22  
SCALE  
1:200 @ A1 1:400 @ A3  
PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
SECTIONS

SHEET NO.	REVISION
DA 303	D



NO.	AMENDMENTS IN ISSUE
1.	AC UNITS REMOVED FROM BALCONIES
2.	ADDITION OF SCREENED OPEN SERVICE AREAS ON ROOFS TO ACCOMMODATE AC CONDENSORS

REVISION ID	ISSUE NAME	ISSUE DATE
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25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137  
JOB NO  
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18/2/22  
SCALE  
1:200 @ A1 1:400 @A3  
PROJECT STATUS  
DEVELOPMENT APPLICATION  
DRAWING TITLE  
SECTIONS

SHEET NO.	REVISION
DA 304	D