

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The Development Application (DA) was lodged by Sino Australia Golden Rich for:
 - demolition of existing structures
 - removal of all trees
 - construction and operation of a 9 storey hotel with 70 suites and ancillary restaurant, offices and conferencing rooms
 - 129 car parking spaces at-grade and within 3 basement levels
 - rooftop swimming pool and recreational area, including an enclosed gym
 - associated stormwater drainage works and landscaping.
- 1.2 The fit-out and operation of the restaurant will be the subject of a separate Development Application.
- 1.3 The design of the development is modern and comprises prefinished concrete cladding and glazing which is accentuated by timber features for the lower part of the building and angled elements throughout the building. This design emphasises the curved floor plan layout to the street frontage and creates a unique and expressive built form. The thoughtful composition of building elements effectively break up the scale of the development and create an interesting presentation which is compatible with the surrounding dwelling houses and industrial buildings.
- 1.4 The hotel comprises 70 suites, being a total of 133 bedrooms on levels 2 to 8, and ancillary commercial and operational facilities as listed in points 1.6 and 1.7 below.
- 1.5 The mix and description of suites is as follows:
 - 7 x 2 bedroom suites
 - 56 x 2 bedroom dual key suites
 - 7 x 3 bedroom dual key suites
 - Each suite has a balcony or multiple balconies, depending on the room configuration.
 - Dual key suites share a common entry/foyer area and can be occupied as a single set of guests or 2 separate sets of guests. Both areas of the dual key suites have their own facilities including a bathroom, kitchen and balcony. This arrangement allows flexibility in the way that the hotel can be occupied.
- 1.6 The ancillary commercial components are:
 - 243 m² restaurant floor space on the ground floor level and provision for an outdoor dining area
 - 136 m² conference room on Level 1
 - 507 m² business lounge/business centre/meeting room for guest use on Level 1
 - swimming pool, outdoor BBQ area and 61 m² gymnasium for the use of hotel guests on the rooftop.

1.7 The ancillary hotel operation components are:

- a foyer/lounge with an area of 44 m² on the ground level
- a reception desk with an area of 39 m² and associated office with an area of 39 m² on the ground level
- indoor and outdoor staff areas on the ground level
- offices with an area of 198 m² on Level 1.

1.8 The parking spaces are as follows:

- 19 existing car parking spaces located to the south of the site in the ground level easement shared with 3M at 140 Sunnyholt Road, Blacktown
- 38 car parking spaces at Basement Level 3, including 1 accessible parking space
- 36 car parking spaces at Basement Level 2, including 2 accessible parking spaces
- 36 car parking spaces at Basement Level 1, including 2 accessible parking spaces
- 1 truck turntable and loading bay at the north-western portion of the site which is accessed via the shared private driveway and the new access driveway along the rear (western) boundary of the site.

1.9 The proposal seeks to maintain the existing primary vehicular access off Sunnyholt Road and the private driveway shared with 3M via an existing right of carriageway at 140 Sunnyholt Road, Blacktown. Access to the basement parking levels is via the driveway at the southern side of the property. Access to the truck turntable and loading bay at the north-western portion of the site is via the service driveway along the rear (western) boundary of the site. A circulation driveway is also provided for drop-off and pick-up purposes along the southern side of the property.

1.10 Waste storage and collection facilities will be provided at the north-western portion of the development near the truck turntable and loading bay area. A private waste contractor will service the development.

1.11 The truck turntable accommodates 11 m long heavy rigid vehicles and ensures vehicles can enter and exit the site in a forward direction.

1.12 Hours of operation are 7 am to 11 pm daily for the reception desk, restaurant and rooftop pool area. Guests will be able to access the hotel with their room access cards during other times.

1.13 The conference room is proposed to hold functions between 7 am and 11 pm daily and can accommodate 60 attendees, which are anticipated to be mainly hotel guests.

1.14 The development is capable of providing access and services to guests and visitors.

1.15 A maximum of 12 staff are proposed to be on site at any given time, including restaurant and function staff.

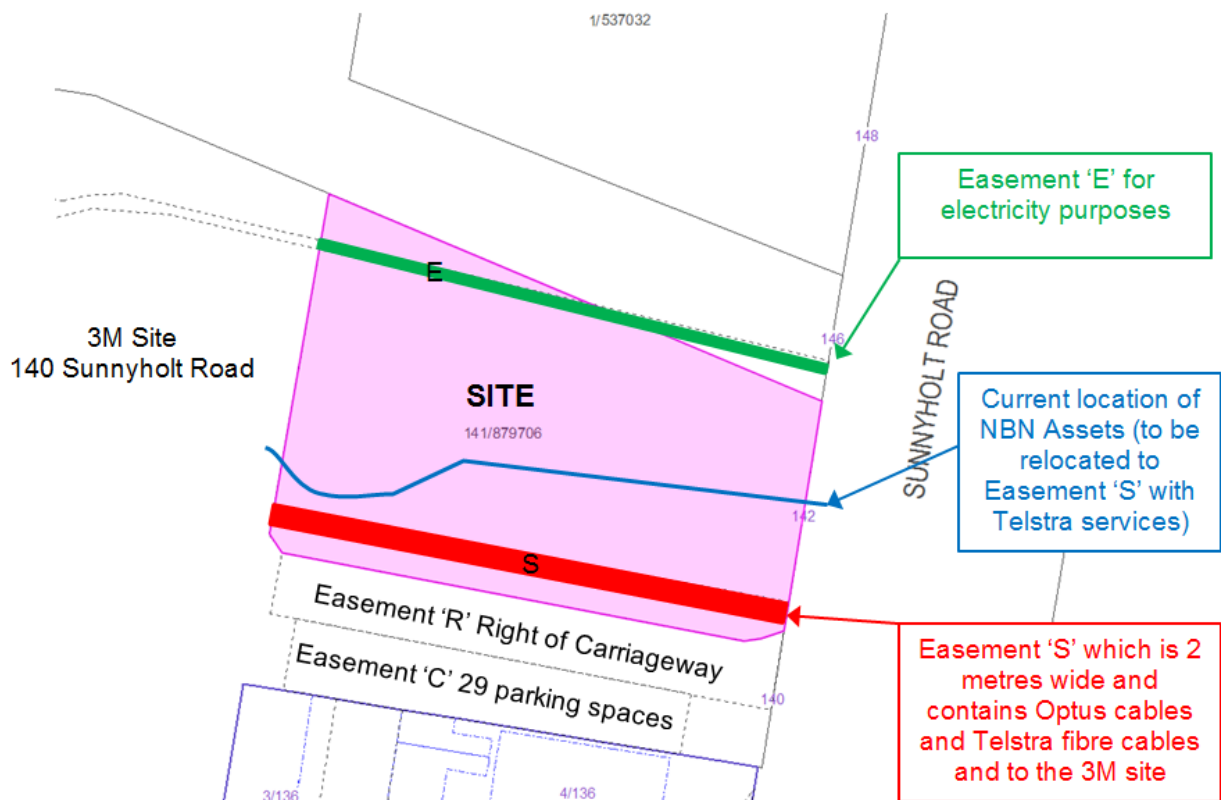
1.16 Landscaping is provided at the ground level, including buffer landscaping around the perimeter of the site, and on the rooftop recreational area.

1.17 The use of the hotel is limited to hotel accommodation only. The zoning of the site does not permit 'serviced apartments'.

1.18 No business identification signage is proposed in this DA.

2 Services

2.1 The site is burdened by easements for electricity purposes in the following locations:



2.2 The Applicant has confirmed with NBN, Optus, Telstra, Jemena, Endeavour Energy and Sydney Water that these service providers do not object to the proposal, including any hardstand driveways/pathways and awnings proposed to be located over service easements. To ensure that service technicians can access the necessary infrastructure, the Applicant will relocate pits and services as required. This will be addressed by way of conditions of consent, that the Applicant make satisfactory arrangements with each of these authorities.

3 Traffic and parking matters

3.1 The application is accompanied by a Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd dated September 2018. The report includes a review of the proposed development, surrounding road hierarchy, existing traffic controls and existing public transport services. It identifies that:

- 3.1.1 The proposal will create a potential traffic generation of 37.4 vehicles per hour in the morning period and 34.9 vehicles per hour in the afternoon period. When compared to the trips generated by the existing commercial development on the site, this is an increase of 25.4 vehicles per hour in the morning period and 25.9 vehicles per hour in the afternoon period. This projected increase in traffic activity is minimal, consistent with the zoning objectives of the site and will not have any unacceptable traffic implications in terms of road network capacity.
- 3.1.2 The proposed development is capable of being serviced by 8.8 m long medium rigid vehicles via the dedicated service driveway along the western (rear) boundary of the site and dedicated turntable adjacent to the loading bay. The drop-off/pick-up circulation driveway is also capable of accommodating 2 cars.

- 3.1.3 Demand for on-site car parking will primarily be for up to 12 staff members and hotel guests. Additional parking demand is not generated for the hotel restaurant, offices and recreational areas (swimming pool and gym) as these will be largely frequented by the hotel guests.
- 3.1.4 The conference room is likely to be used mostly by hotel guests. Therefore, additional parking demand, other than for staff and hotel guests, is expected to be minimal.
- 3.2 According to the Blacktown DCP, the minimum parking requirement is 103 spaces for the proposed hotel suites, staff, hotel office space, restaurant and conference room. The proposal provides 129 spaces, which satisfies this requirement.
- 3.3 According to the *RMS Guide to Traffic Generating Development 2002*, the minimum parking requirement is 65.9 spaces. The proposal provides 129 spaces, which satisfies this requirement.
- 3.4 Vehicles are capable of accessing the site, loading areas, the drop-off/pick-up driveway area and parking spaces in a safe manner, which is compatible with the operation of 3M at 140 Sunnyholt Road and which shares the main access driveway.

4 Noise impact matters

- 4.1 The proposal is supported by an Acoustic Assessment which considers the potential impact of road noise, including from Sunnyholt Road, surrounding existing uses and noise from plant and equipment on the proposed hotel suites.
- 4.2 The Assessment confirms that, subject to the inclusion of acoustic treatments, the acoustic amenity of future occupants and surrounding receivers is satisfactory. The acoustic treatments include minimum glazing thickness and acoustic seals to all windows and doors, acoustic seals to the concrete roof elements and all gaps surrounding services which penetrate the facades.
- 4.3 A detailed acoustic review of the mechanical plant is to be undertaken at Construction Certificate stage to ensure the noise associated with plant complies with the noise emission criteria. Standard acoustic treatments may be necessary, such as duct lining, acoustic silencers and enclosures. This will be addressed by conditions of consent.

5 Stormwater drainage works

- 5.1 The proposal includes stormwater drainage works, including an underground on-site stormwater detention system and underground stormwater and rainwater re-use tanks.

6 Contamination

- 6.1 The proposal is supported by a Stage 1 and Stage 2 Environmental Site Assessment prepared by Environmental Investigation Services dated November 2017. The assessment concludes that the site can be made suitable for the proposed development provided the following recommendations are implemented:
 - Undertake a Hazardous Materials Assessment (Hazmat) for the existing buildings prior to the commencement of demolition work.
 - The areas beneath the existing buildings are inspected following demolition of pavements.
- 6.2 In the event unexpected conditions are encountered during development work or between sampling locations that may pose a contamination risk, all works are to stop and an environmental consultant is to be engaged to inspect the site and address the issue.

- 6.3 A condition will be imposed requiring the Applicant to submit a final site validation report, to ensure the site meets the requirements of the *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999*, as amended 2013.