



SIGNAGE





THE HUB @ SILVERWATER

PROPOSAL:

Demolition of existing structures; construction of a mixed-use development comprising basement parking; retail premises, business/office premises; neighbourhood shops, pub and centre-base child care centre, landscaping, drainage and signage.

The development occupies the entire block bounded by Silverwater Road; Carnarvon Street; Grey Street and Bligh Street with a total area of 7550.08 m².

APPLICANT: CK DESIGN PTY LTD

DEVELOPER: SONSARI PTY LTD



CONTEXT

BROADER CONTEXT



- SUBJECT SITE
- WATER WAY
- OLYMPIC PARK
- GREEN GRID
- EDUCATIONAL ESTABLISHMENT

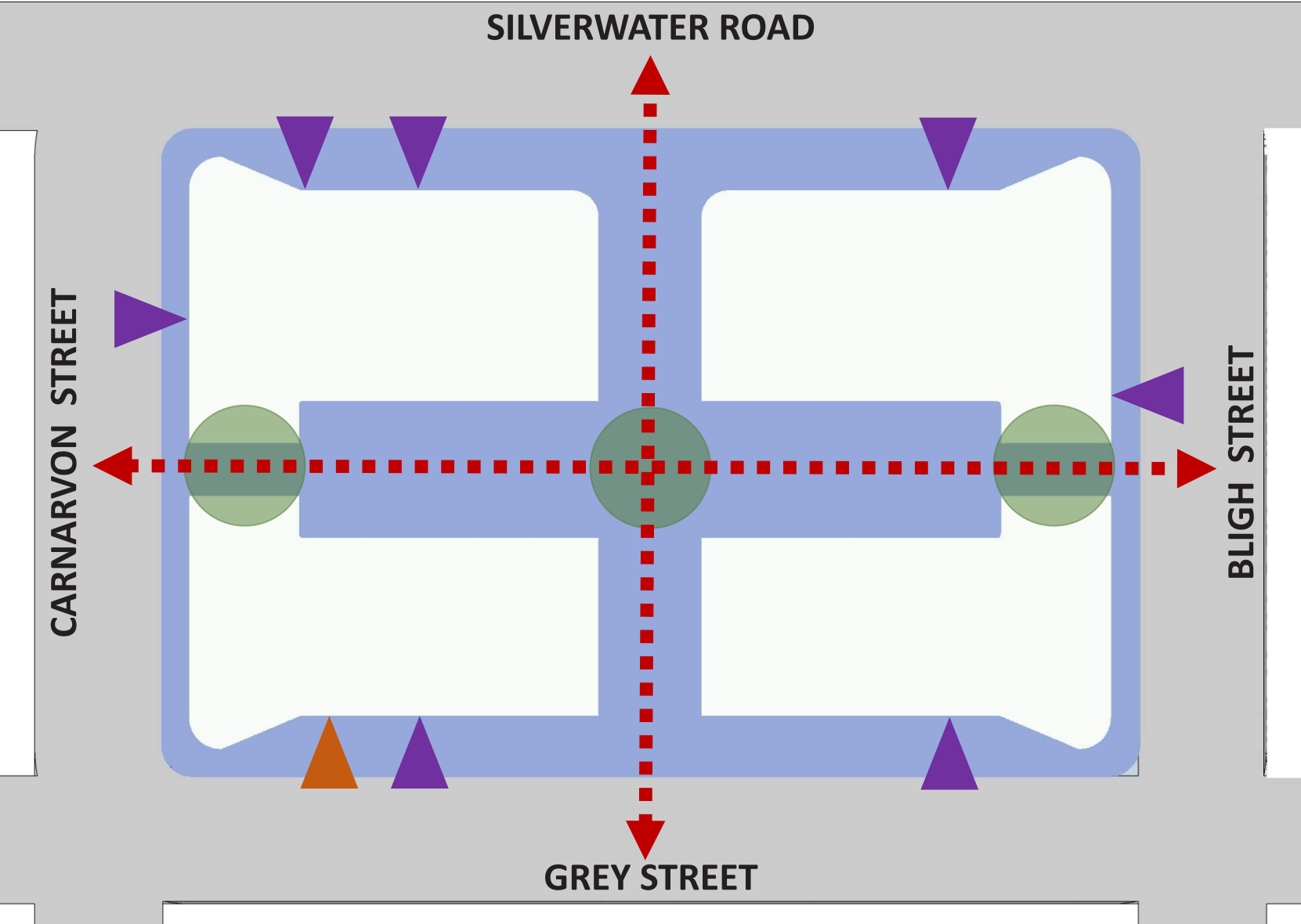
- 4.5 km TO PARRAMATTA CBD
- 10 km TO MACQUARIE PARK
- 15 km TO SYDNEY CBD
- 8.7 km TO BANKSTOWN

LOCAL CONTEXT

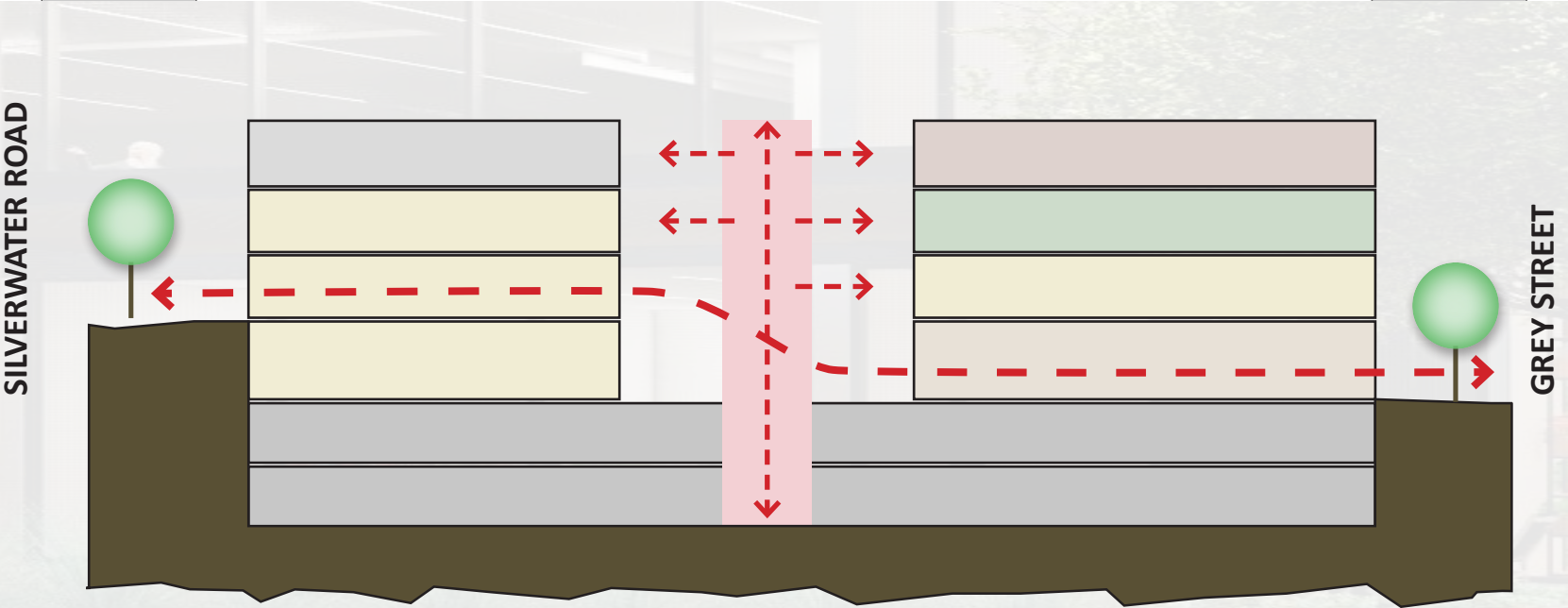


- 400 m - 5 MINUTE WALKING CATCHMENT
- SUBJECT SITE
- FOOD & BEVERAGE OFFERINGS
- RETAIL OFFERINGS

SITE DIAGRAM AND ARRANGEMENT

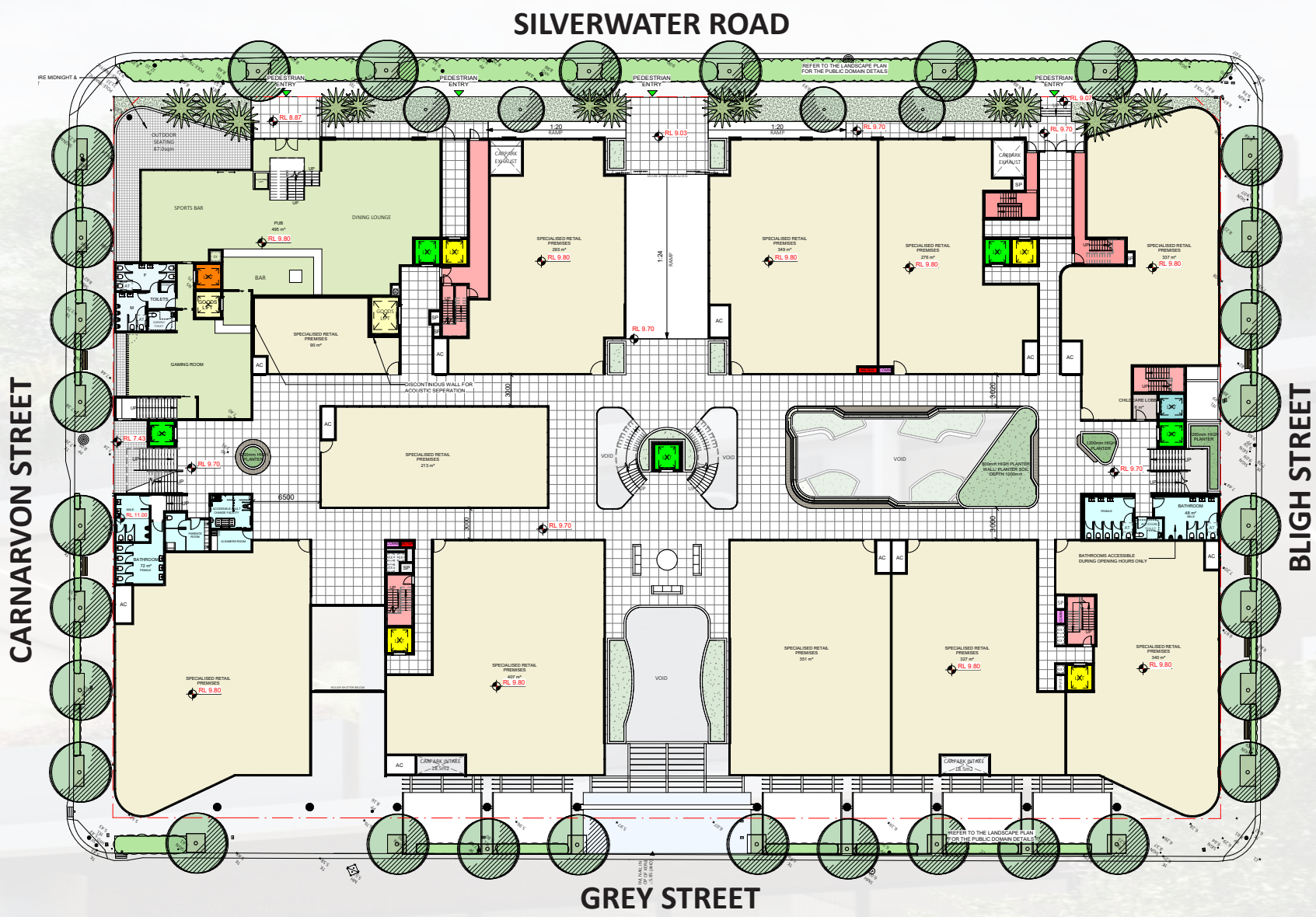


- THROUGH SITE LINKAGES
- SECONDARY PEDESTRIAL ENTRIES
- VERTICAL CONNECTIVITY
- VEHICULAR ENTRY



- CHILDCARE
- OFFICE PREMISES
- BUSINESS PREMISES
- SPECIALISED RETAIL PREMISES
- FOOD & DRINK PREMISES

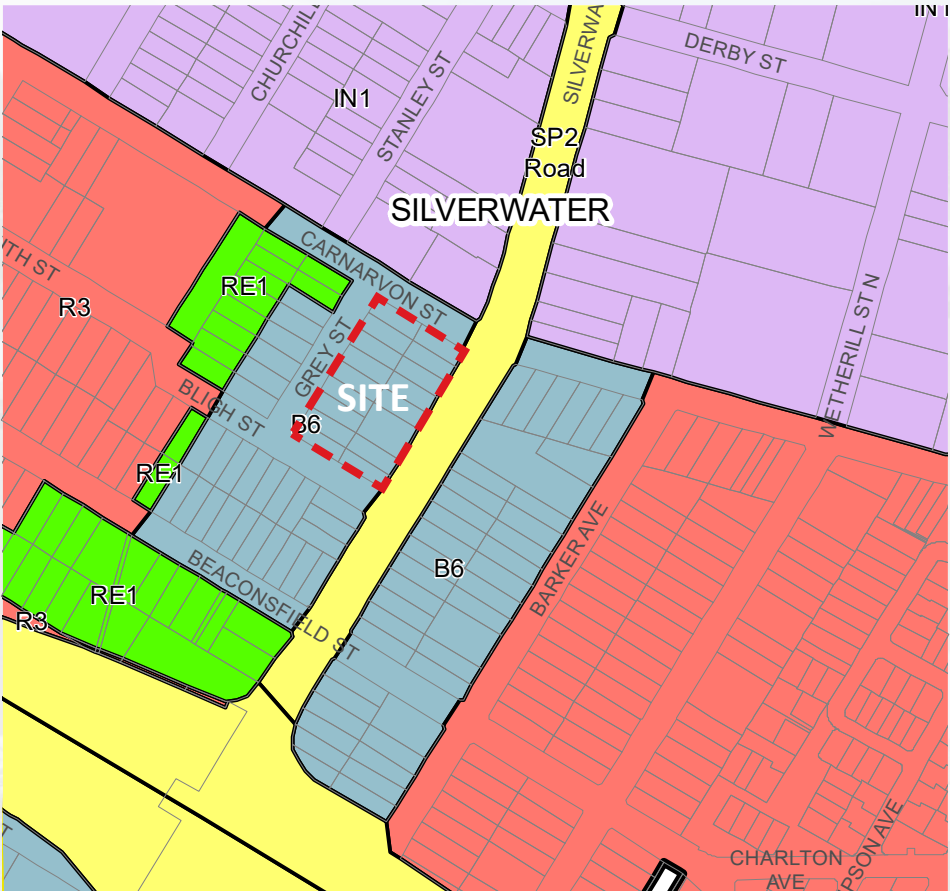
THE PROPOSAL



GROUND FLOOR PLAN

TENANCY AREAS

CHILDCARE	691.0 sqm
FOOD AND DRINK PREMISES	1274.0 sqm
BUSINESS PREMISES	2801.0 sqm
OFFICE PREMISES	2100.0 sqm
SPECIALISED RETAIL PREMISES	7059.0 sqm
NEIGHBOURHOOD SHOP	126.0 sqm
PUB	1262.0 sqm



ZONING MAP

HEIGHT OF BUILDING	14.0 METRES
FLOOR SPACE RATIO	2:1 OFFICE PREMISES 1.5:1 SPECIALISED RETAIL PREMISES 1:1 ALL OTHER USES

SITE PHOTOGRAPHS



CORNER OF GREY STREET & BLIGH STREET



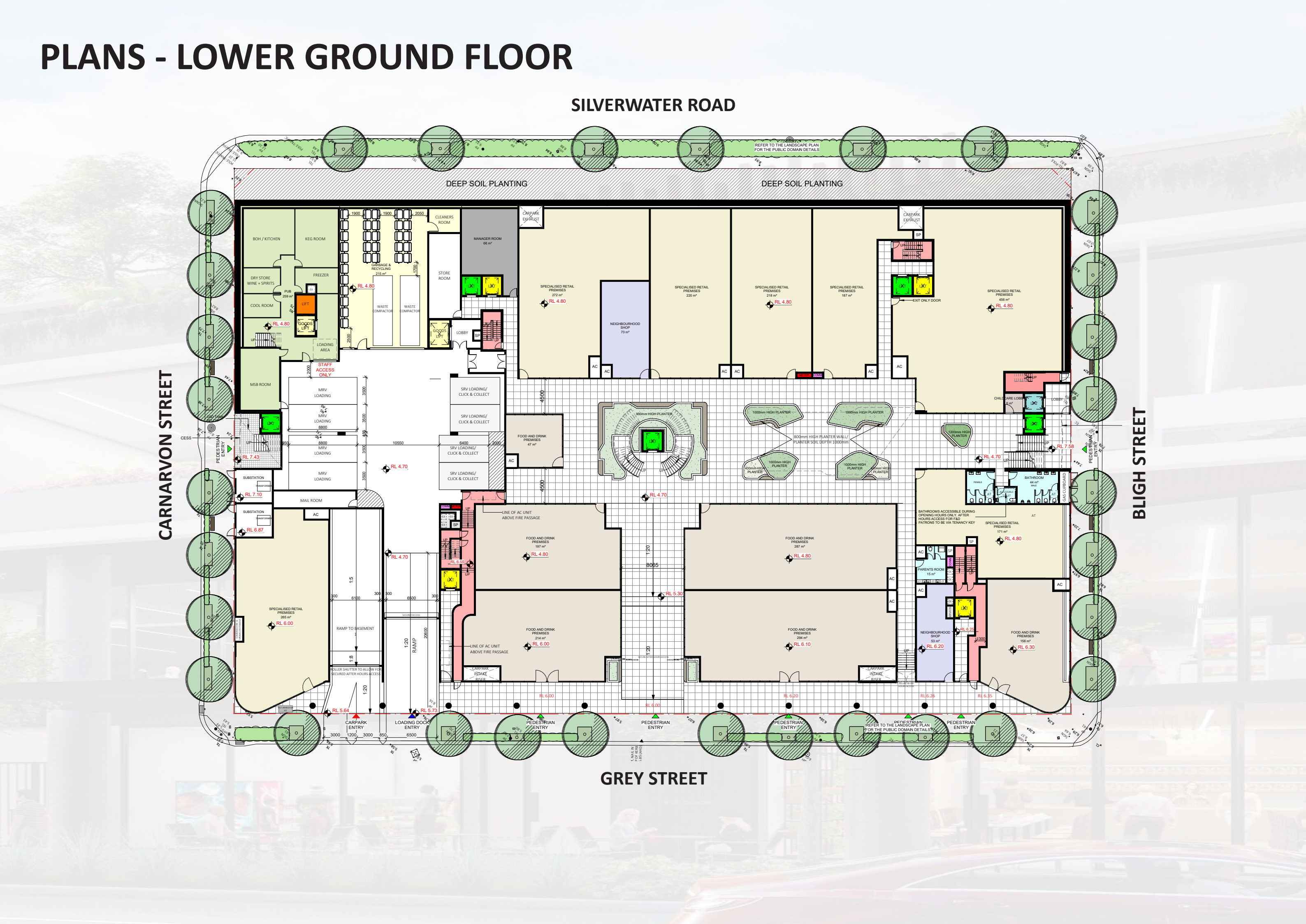
CORNER OF CARNARVON STREET & GREY STREET



CORNER OF SILVERWATER ROAD & CARNARVON STREET



CORNER OF SILVERWATER ROAD & BLIGH STREET

[illegible][illegible]

PLANS - GROUND FLOOR

The ground floor plan shows a complex building layout with several distinct areas. At the top, a long horizontal strip contains 'OUTDOOR SEATING 87.0sqm', a 'SPORTS BAR', a 'PUB 495 m²', a 'DINING LOUNGE', and a 'BAR'. To the left of the pub is a 'GAMING ROOM'. The central and right portions of the plan are dominated by multiple 'SPECIALISED RETAIL PREMISES' of varying sizes (e.g., 293 m², 349 m², 276 m², 337 m², 90 m², 213 m², 407 m², 351 m², 327 m², 340 m²). A 'VOID' is located in the center. To the right of the retail premises are 'BATHROOMS' (48 m², 72 m², 48 m²) and a 'CHILD CARE LOBBY'. The plan also includes 'TOILETS', 'STAIRS', 'LIFTS', 'CARGO EXHAUST', 'CARPARK INTAKE 18.5m²', and 'AC' units. The building is surrounded by streets: 'SILVERWATER ROAD' at the top, 'CARNARVON STREET' on the left, 'BLIGH STREET' on the right, and 'GREY STREET' at the bottom. The plan includes numerous annotations for levels (e.g., RL 8.87, RL 9.03, RL 9.70, RL 9.80, RL 9.87, RL 9.90, RL 11.00), dimensions, and references to landscape plans for public domain details. A north arrow is located at the bottom center.

[illegible]

PLANS - GROUND FLOOR

The ground floor plan shows a large building complex with several distinct areas. At the top, along Silverwater Road, is an outdoor seating area (87.0sqm) and a sports bar. The main building contains a dining lounge, a bar, a gaming room, and multiple specialized retail premises of varying sizes (e.g., 293 m², 349 m², 276 m², 337 m², 90 m², 213 m², 407 m², 351 m², 327 m², 340 m²). There are also several voids, a carpark intake (18.5m²), and a carpark exhaust. The plan includes numerous rooms, corridors, and service areas, with specific room numbers and areas labeled. The building is surrounded by streets: Silverwater Road to the north, Grey Street to the south, Carnarvon Street to the west, and Bligh Street to the east. The plan also shows landscaping details, including trees and planters, and references to the landscape plan for public domain details.

SILVERWATER ROAD

CARNARVON STREET

BLIGH STREET

GREY STREET

Key features and labels include:

- OUTDOOR SEATING 87.0sqm
- SPORTS BAR
- DINING LOUNGE
- BAR
- GAMING ROOM
- SPECIALISED RETAIL PREMISES (various sizes)
- VOID
- CARPARK INTAKE 18.5m²
- CARPARK EXHAUST
- TOILETS
- BATHROOM
- CHILD CARE LOBBY
- DISCONTINUOUS WALL FOR ACOUSTIC SEPERATION
- 600mm HIGH PLANTER
- 120 RAMP
- 1.24 RAMP
- AC
- UP
- DOWN
- REFER TO THE LANDSCAPE PLAN FOR THE PUBLIC DOMAIN DETAILS

PLANS - GROUND FLOOR

The ground floor plan shows a large building complex with several distinct areas. At the top, along Silverwater Road, is an outdoor seating area (87.0sqm) and a sports bar. The main building contains a dining lounge, a bar, a gaming room, and multiple specialized retail premises of varying sizes (e.g., 293 m², 349 m², 276 m², 337 m², 90 m², 213 m², 407 m², 351 m², 327 m², 340 m²). There are also several voids, a carpark intake (18.5m²), and a carpark exhaust. The plan includes numerous rooms, corridors, and service areas, with specific room numbers and areas labeled. The building is surrounded by streets: Silverwater Road to the north, Grey Street to the south, Carnarvon Street to the west, and Bligh Street to the east. The plan also shows landscaping details, including trees and planters, and references to the landscape plan for public domain details.

SILVERWATER ROAD

CARNARVON STREET

BLIGH STREET

GREY STREET

Key features and labels include:

- OUTDOOR SEATING 87.0sqm
- SPORTS BAR
- DINING LOUNGE
- BAR
- GAMING ROOM
- SPECIALISED RETAIL PREMISES (various sizes)
- VOID
- CARPARK INTAKE 18.5m²
- CARPARK EXHAUST
- TOILETS
- BATHROOM
- CHILD CARE LOBBY
- DISCONTINUOUS WALL FOR ACOUSTIC SEPERATION
- 600mm HIGH PLANTER
- 120 RAMP
- 1.24 RAMP
- AC
- UP
- DOWN
- REFER TO THE LANDSCAPE PLAN FOR THE PUBLIC DOMAIN DETAILS

PLANS - GROUND FLOOR

The ground floor plan shows a large building complex with several distinct areas. At the top, along Silverwater Road, is an outdoor seating area (87.0sqm) and a sports bar. The main building contains a dining lounge, a bar, a gaming room, and multiple specialized retail premises of varying sizes (e.g., 293 m², 349 m², 276 m², 337 m², 90 m², 213 m², 407 m², 351 m², 327 m², 340 m²). There are also several voids, a carpark intake (18.5m²), and a carpark exhaust. The plan includes numerous rooms, corridors, and service areas, with specific room numbers and areas labeled. The building is surrounded by streets: Silverwater Road to the north, Grey Street to the south, Carnarvon Street to the west, and Bligh Street to the east. The plan also shows landscaping details, including trees and planters, and references to the landscape plan for public domain details.

SILVERWATER ROAD

CARNARVON STREET

BLIGH STREET

GREY STREET

Key features and labels include:

- OUTDOOR SEATING 87.0sqm
- SPORTS BAR
- DINING LOUNGE
- BAR
- GAMING ROOM
- SPECIALISED RETAIL PREMISES (various sizes)
- VOID
- CARPARK INTAKE 18.5m²
- CARPARK EXHAUST
- TOILETS
- BATHROOM
- CHILD CARE LOBBY
- DISCONTINUOUS WALL FOR ACOUSTIC SEPERATION
- 600mm HIGH PLANTER
- 120 RAMP
- 1.24 RAMP
- AC
- UP
- DOWN
- REFER TO THE LANDSCAPE PLAN FOR THE PUBLIC DOMAIN DETAILS

STREET VIEW - FROM SOUTH WEST ALONG GREY STREET



FOOD AND DRINK PREMISES

STREET VIEW - FROM NORTH EAST ALONG SILVERWATER ROAD

SPECIALISED RETAIL PREMISES

OFFICE PREMISES

OFFICE PREMISES

PUB



PROJECT TEAM

ARCHITECT - **CK DESIGN**

URBAN DESIGN - **NATION ARCHITECTS**

TOWN PLANNING - **ANDREW MARTIN PLANNING**

SOCIAL PLANNING - **FORWARD THINKING**

LANDSCAPE - **PAUL SCRIVENER LANDSCAPE ARCHITECTS**

ACOUSTIC - **THE ACOUSTIC GROUP**

CPTED CONSULTANT - **THE DESIGN PARTNERSHIP**

TRAFFIC ENGINEER - **MACLAREN TRAFFIC ENGINEERING**

ECONOMIST - **LEYSHON CONSULTING**

SECTION J CONSULTANT - **OUTSOURCE IDEAS**

WIND ENGINEERING - **SLR CONSULTING AUSTRALIA**

VERTICAL TRANSPORTATION - **GOING UP ELEVATOR**

STORMWATER & PUBLIC DOMAIN - **ENGINEERING STUDIO**

ARBORIST - **HORTICULTURAL MANAGEMENT SERVICES**

BCA & ACCESS CONSULTANT - **DESIGN CONFIDENCE**

WASTE CONSULTANT - **LEIGH DESIGN**

CONTAMINATION CONSULTANT - **SULLIVAN ENVIRONMENTAL SCIENCES**

GEOTECHNICAL ENGINEER - **ALLIANCE GEO**

QUANTITY SURVEYOR - **QPC & C QUANTITY SURVEYORS**

ELECTRICAL ENGINEER - **JOELIANE ELECTRICAL CONSULTANTS**

HYDRAULIC ENGINEER - **SCOTT COLLIS CONSULTING**

MECHANICAL ENGINEER - **CENTRAL ENGINEERS**

STRUCTURAL ENGINEER - **JSBC CONSULTING**

CONSULTATION - SOCIAL IMPACT

METHODOLOGY:

Scoping of potential impacts In line with City of Parramatta Council Guidelines & responding to pre-DA social issues raised

Community profile including: demographic analysis, social infrastructure analysis and analysis of impacts on specific groups

Community engagement including: notification of residents and businesses via letterbox drop, online survey responses (n=10), in-depth telephone interviews key stakeholders and surrounding businesses (n=9)

Review of key consultant reports with relevant social planning implications (including CPTED & PoM)



CONSULTATION - SOCIAL IMPACT

MITIGATION MEASURES:

Careful design consideration and multiple design amendments to ensure pub and childcare uses are separated.

- Separate parking on separate levels
- Separate access and egress
- Separate street frontages

Integrated design response to CPTED review

- Access control
- Separation of uses
- Privacy
- Surveillance
- Sight lines & CCTV

Site Plan of Management prepared

- Addresses variety of uses at various hours
- Licenced venue management & patron dispersal
- Lighting requirements
- Noise management

Provision of adequate parking and loading facilities

SOCIAL IMPACT ASSESSMENT:

Positive contribution to the local area

- Additional F&B premises serving the local community
- Provision of a new childcare centre that will provide a useful service for the local community
- Renewal of a site that is currently underutilized/ dilapidated
- Provision of complimentary uses the surrounding precinct

Economic and strategic planning contribution

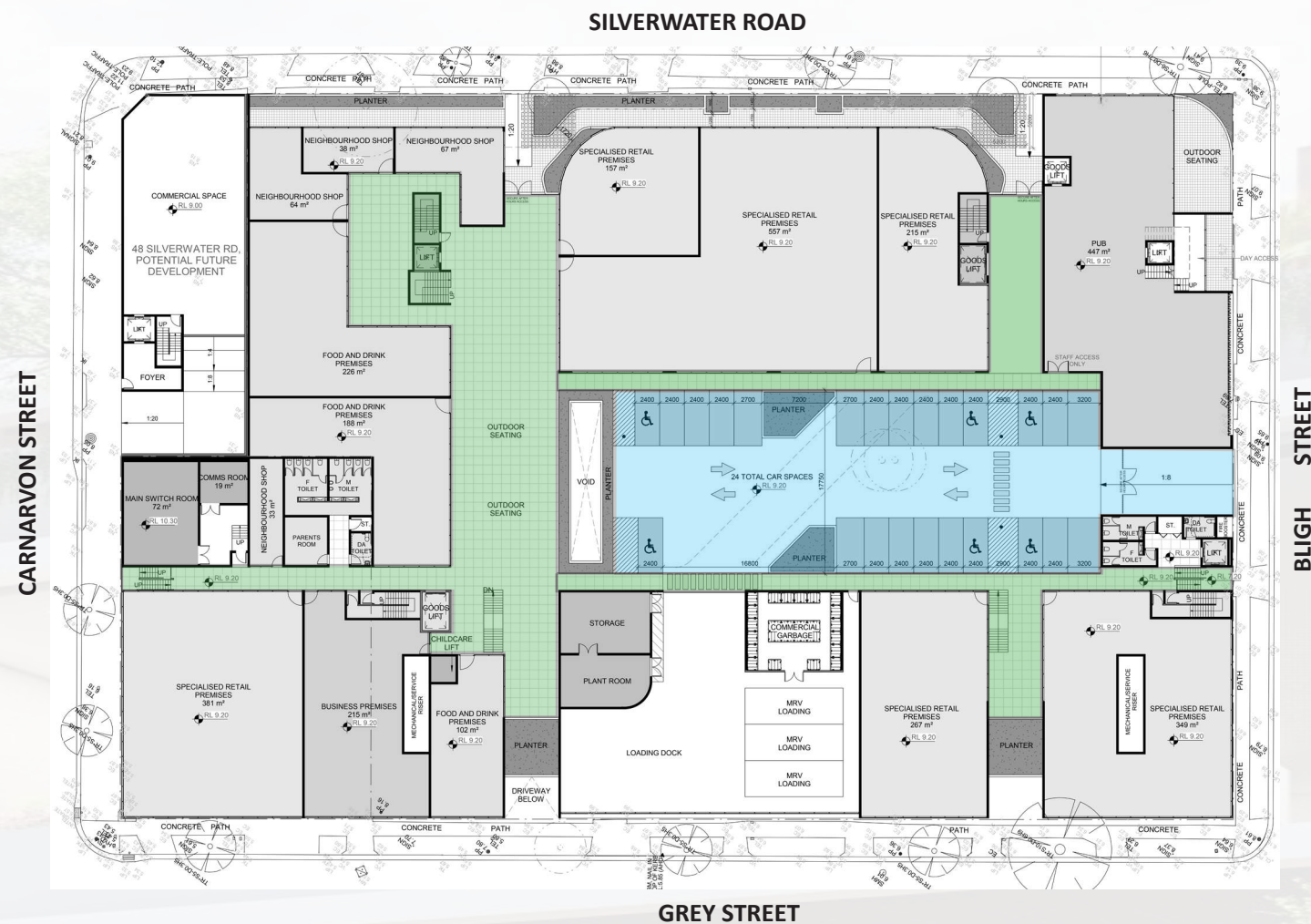
- Provision of approximately 418 jobs
- Contribution to the state and local government strategic directions for Silverwater

Amenity impacts

- Any potential conflict between the pub and childcare centre - addressed through design changes and CPTED principles
- Potential noise impacts from pub on surrounding residences and other sensitive uses – addressed through design & PoM
- Potential crime and safety on the site, particularly around the separation of public and private uses, access control and participants leaving the pub during the evening – addressed through PoM

Traffic and parking impacts including additional traffic on the roads surrounding the site – addressed through design changes

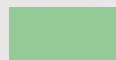
CONSIDERATIONS: GROUND FLOOR



VEHICULAR

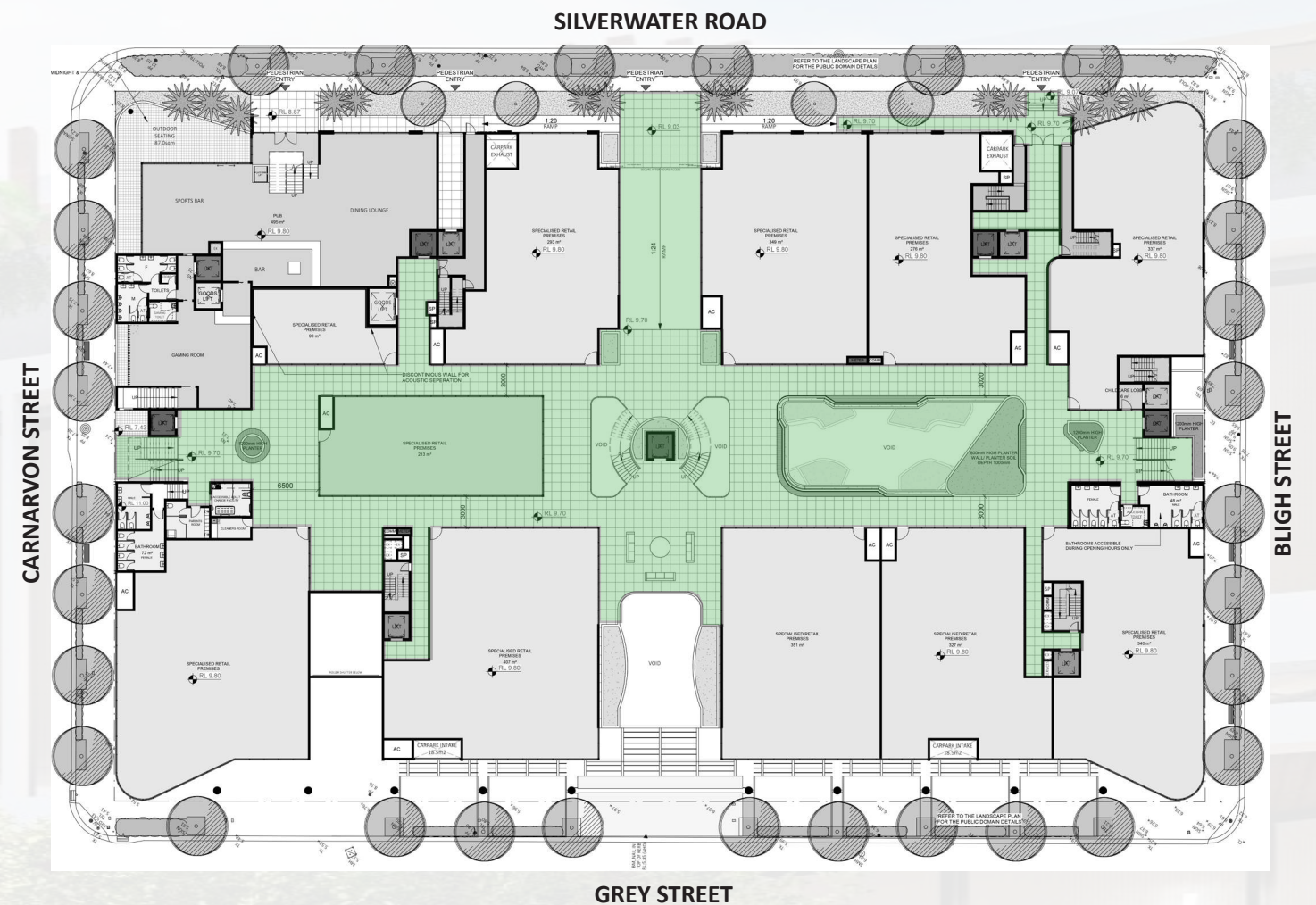


PEDESTRIAN



PRE-DA PLAN

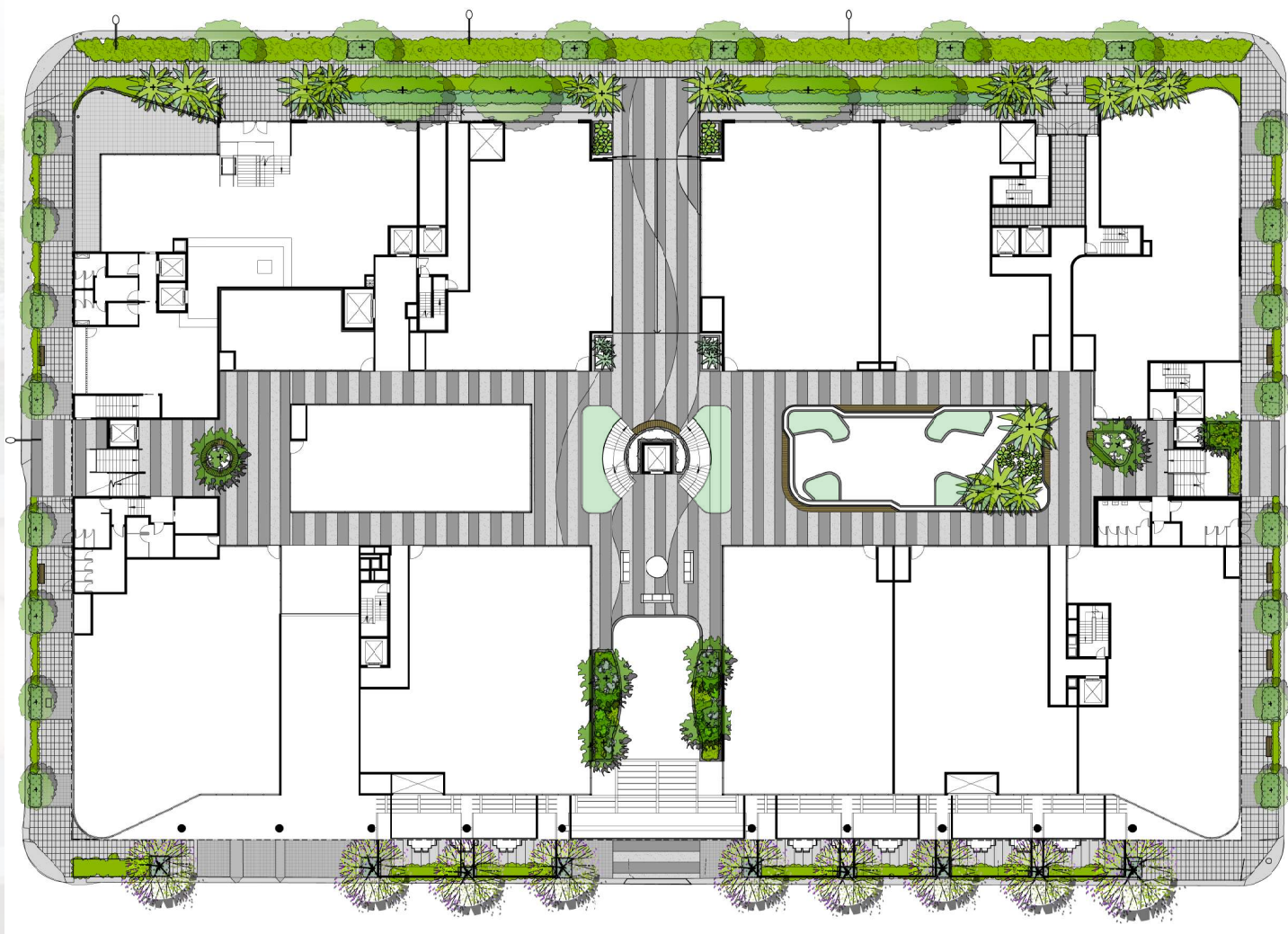
- 48 SILVERWATER ROAD WAS NOT PART OF THE PROPOSAL
- PEDESTRIANS & VEHICLES SHARED THE GROUND PLANE
- LIMITED VERTICAL CONNECTIVITY DOWN TO LOWER GROUND



DA PLAN

- 48 SILVERWATER ROAD WAS PURCHASED & INCORPORATED INTO THE PROPOSAL
- VEHICLES ACCESS HAS BEEN REMOVED
- STRONG VERTICAL CONNECTIVITY THROUGH CLEAR POINTS ACROSS THE FLOOR

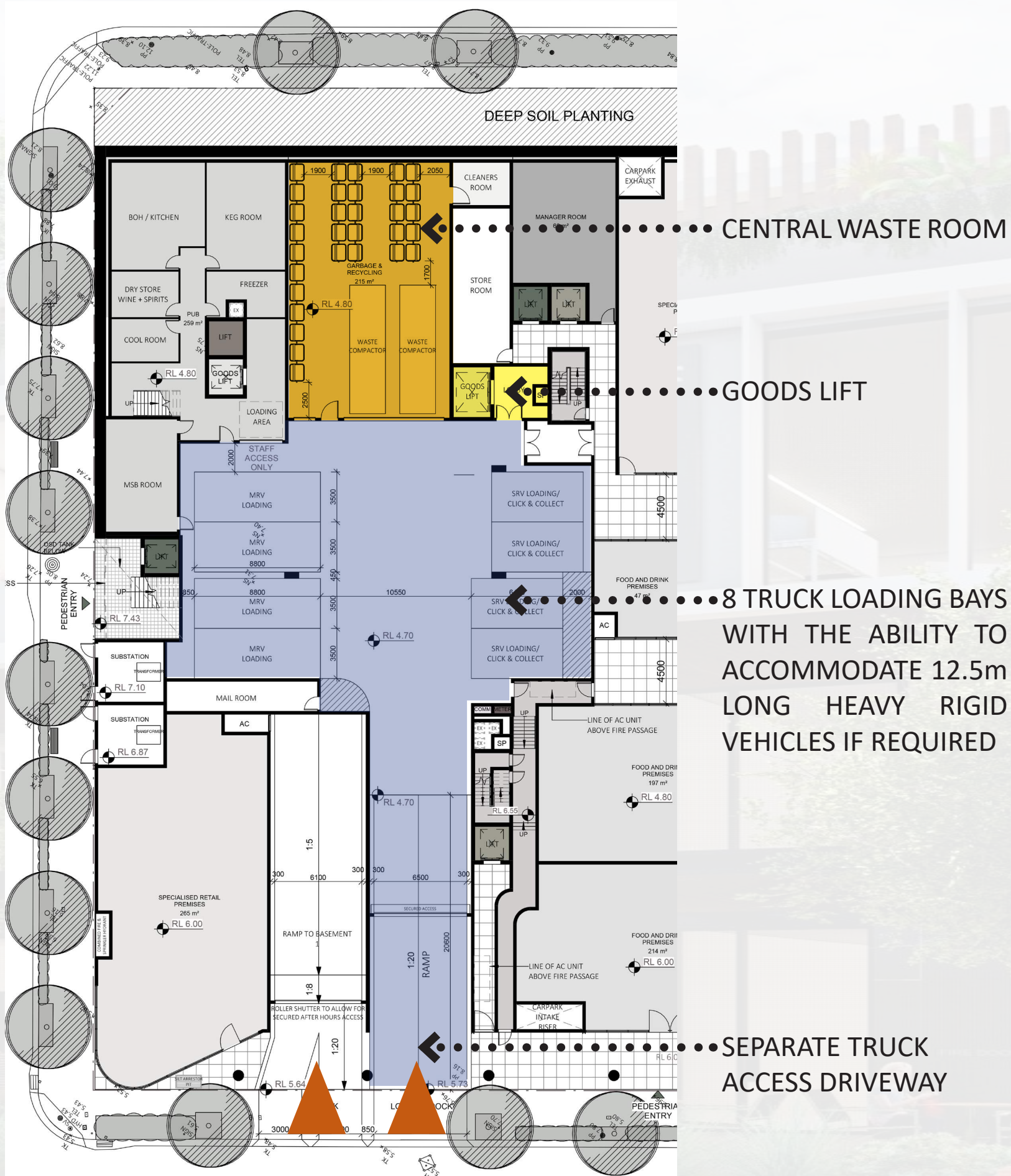
CONSIDERATIONS: THE INTEGRATION OF LANDSCAPING



- THE PROPOSAL SEEKS TO REPLACE ALL STREET TREES WITH NEW AND APPROPRIATE PLANTING
- THE PROPOSAL SETS BACK THE GROUND FLOOR ALONG SILVERWATER ROAD TO PROVIDE FOR DEEP SOIL & THE INCORPORATION OF A SECOND LAYER OF TREE PLANTING TO ESTABLISH A GREEN CORRIDOR
- THE PROPOSAL PROVIDES GENEROUS INTERNAL CIRCULATION AND RESPITE SPACES WHICH HAVE BEEN ENHANCED THROUGH SUBSTANTIAL PLANTING TO CREATE AN INTERNAL OASIS.



CONSIDERATIONS: TRAFFIC, LOADING & WASTE



CAR PARKING REQUIREMENT

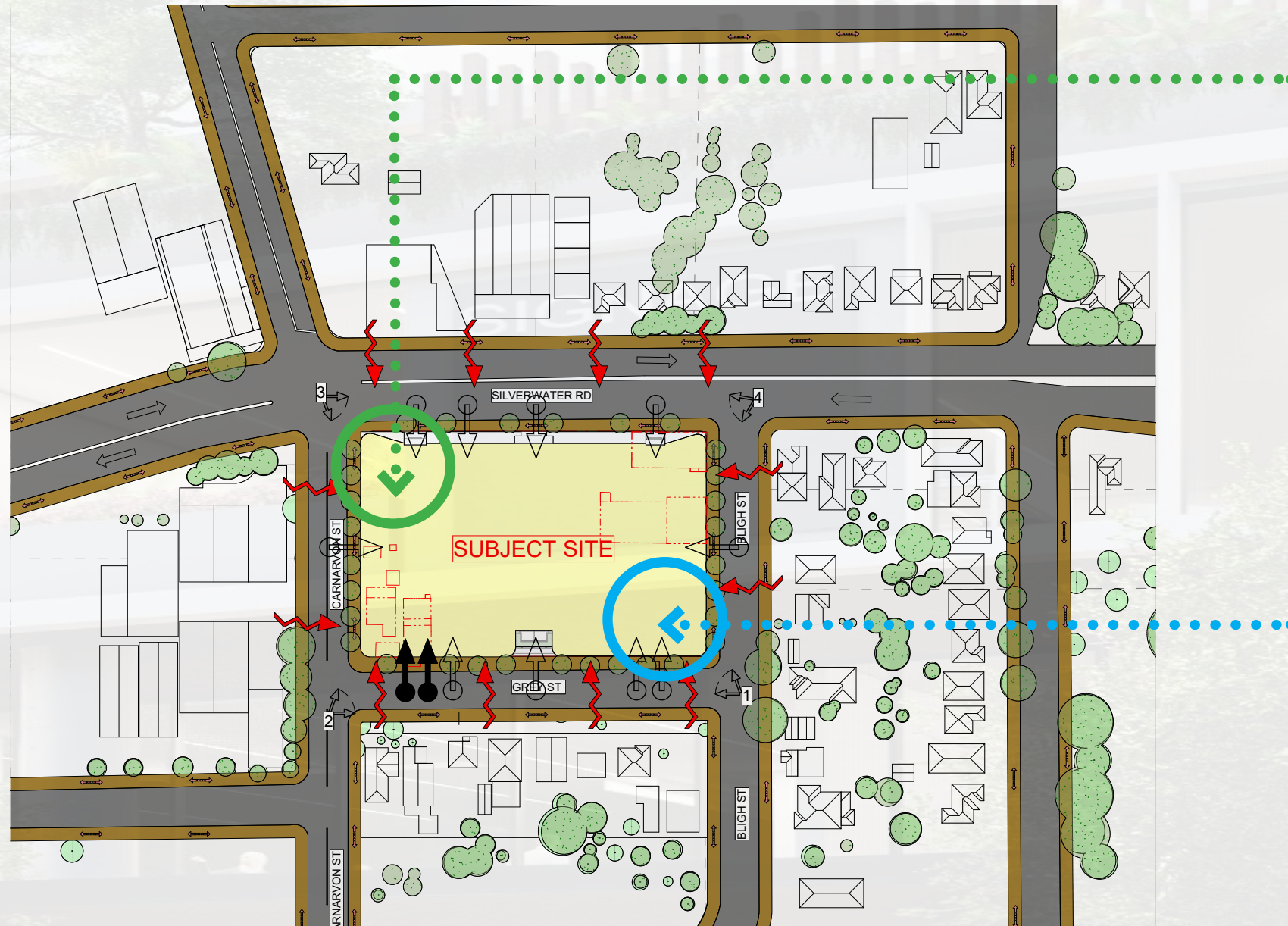
Land Use	Scale	Rate	Spaces Required	Spaces Provided
Food and Drink Premises	1,274m ² GFA	1 per 40m ²	31.9	423
Specialised Retail	7,059m ² GFA	1 per 40m ²	176.5	
Business Premises	2,801m ² GFA	1 per 40m ²	70.0	
Office Premises	2,100m ² GFA	1 per 40m ²	52.5	
Child Care Centre	102 Children	1 per 4 children	25.5	
Pub	799m ² GFA	5.8 per 100m ²	46.3	423
Total	-	-	403 (402.7)	

PUB CAR PARKING RATE BASED ON SURVEYS OF 5 DIFFERENT PUBS LOCATED IN SIMILAR AREAS

CAR PARKING FOR PUB AND CHILDCARE CENTRE ARE PROVIDED ON DIFFERENT BASEMENT LEVELS

NO ASSESSMENT OF HOW MANY DUAL-PURPOSE TRIPS OR SHARED TRIPS WERE UNDERTAKEN WHICH WOULD ONLY REDUCE THE PARKING DEMAND.

CONSIDERATIONS: ACOUSTIC



PUB LOCATION

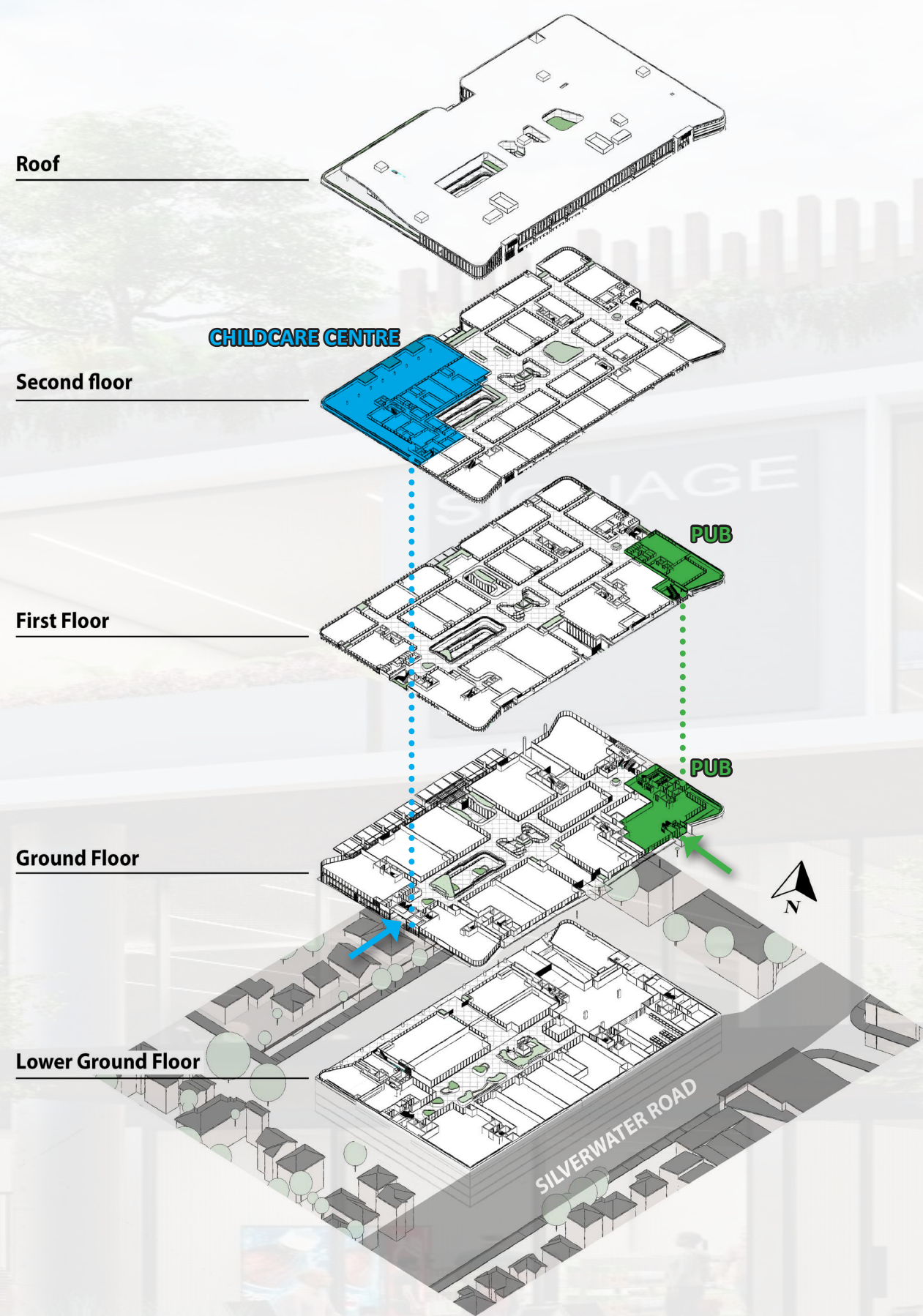
- VISIBLE FROM SILVERWATER ROAD
- ACCESSIBLE FROM SILVERWATER ROAD
- AWAY FROM RESIDENTIAL
- AWAY FROM THE CHILD CARE CENTRE



CHILD CARE CENTRE LOCATION

- QUIET END OF THE BUILDING
- AWAY FROM SILVERWATER ROAD
- ELEVATED FROM THE ROAD

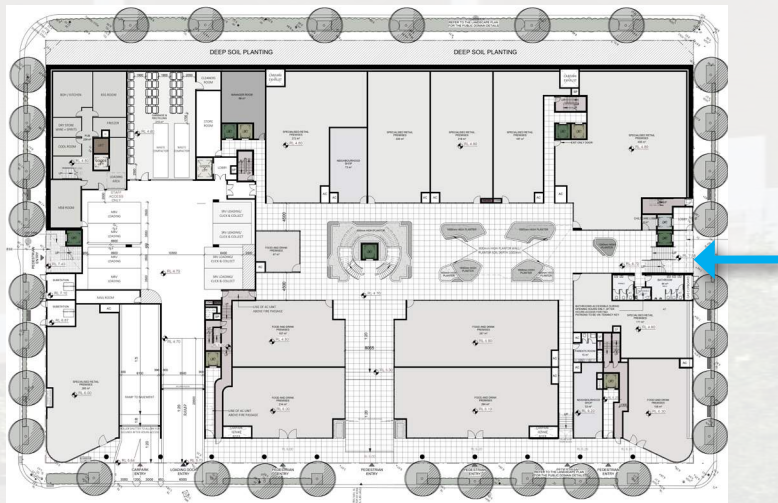
CONSIDERATIONS: USES



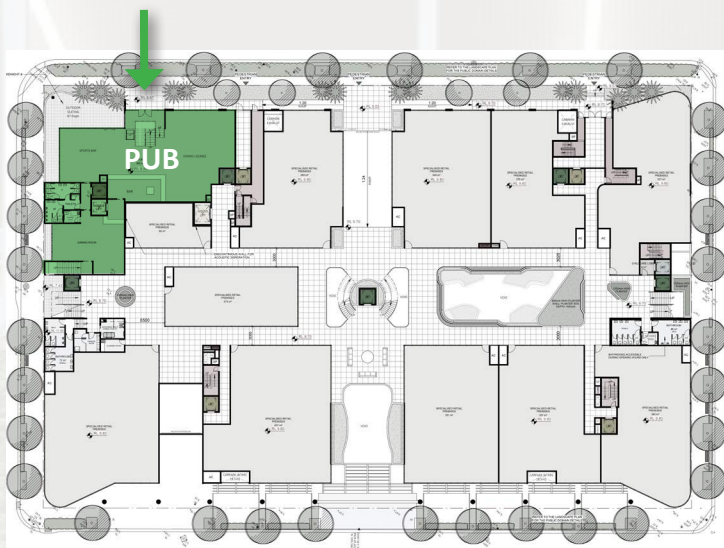
BASEMENT 2 FLOOR



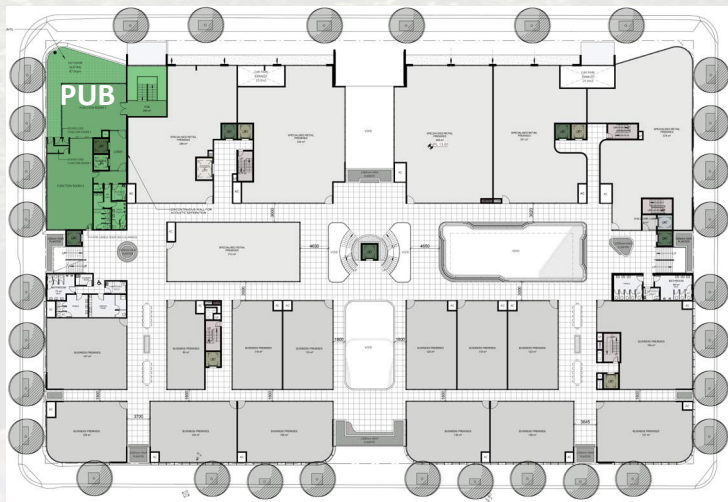
BASEMENT 1 FLOOR



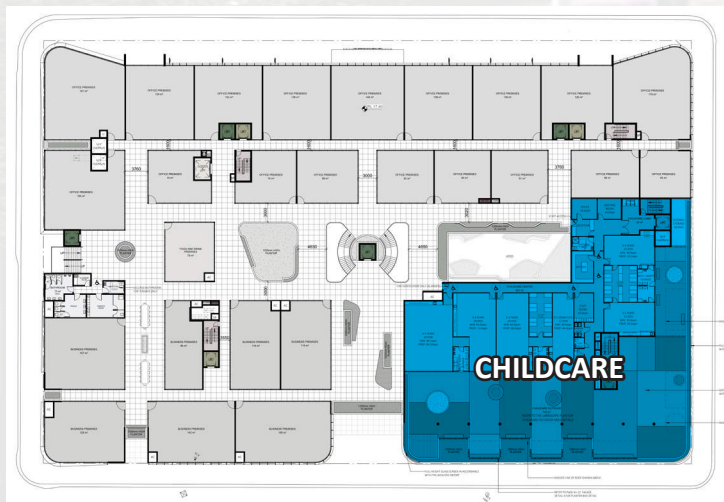
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CONSIDERATIONS: DESIGN

PASSIVE CONSIDERATIONS

Crime Prevention Through Environmental Design

- Surveillance
- Lighting/Technical Supervision
- Territorial Reinforcement
- Environmental Maintenance
- Active & Space Management
- Access Control

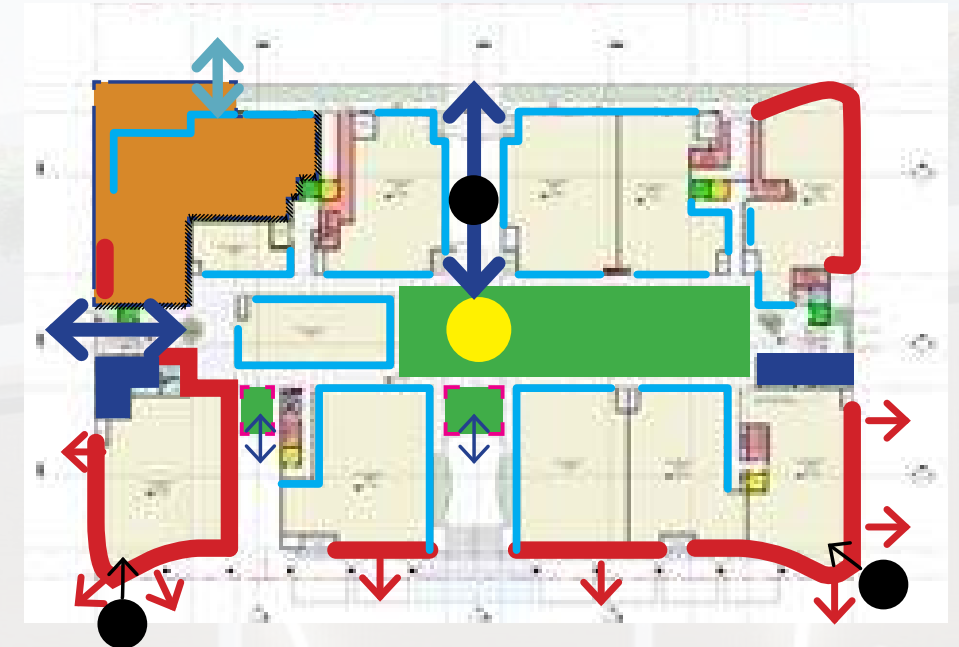
OPERATIONAL CONSIDERATIONS

Plan of Management

- **Centre specific, catering to each use**
 - Speciality Retail operations
 - Office/Business operations
 - Pub operations
 - Food & Drink operations
 - Childcare operations
- **Holistically addressing**
 - Centre maintenance
 - Centre security and onsite management
 - Centre waste management
 - Establishment of a working group consisting of centre management, tenant reps, landowner, neighbours and LAC



EXCERPT FROM CCTV PLANS



EXCERPT FROM CPTED REPORT
ASSESSING SITE ARRANGEMENT

GENERAL TRADE
10.00 am - 7.00 pm

CHILDCARE
6.45 am - 7.00 pm

FOOD AND DRINK PREMISES
10.00 am - 11.00 pm

PUB
10.00 am - 3.00 am - MON - SAT
10.00 am - 12.00 am - SUN

HOURS OF OPERATION



EXCERPT FROM ACCESS PLANS

