Appendix D – Assessment of State Environmental Planning Policies

Assessment of State Environmental Planning Policies

Environmental Planning Instrument	Consistency
SEPP 1 Development Standards	Not applicable - SEPP 1 does not apply to SLEP 2012.
SEPP 14 Coastal Wetlands	Not applicable
SEPP 15 Rural Landsharing Communities	Not applicable
SEPP 19 Bushland in Urban Areas	Not applicable
SEPP 21 Caravan Parks	Not applicable
SEPP 26 Littoral Rainforests	Not applicable
SEPP 29 Western Sydney Recreation Area	Not applicable
SEPP 30 Intensive Agriculture	Not applicable
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	Not applicable
SEPP 33 Hazardous and Offensive Development	Not applicable
SEPP 36 Manufactured Home Estates	Not applicable
SEPP 39 Spit Island Bird Habitat	Not applicable
SEPP 44 Koala Habitat Protection	Not applicable
SEPP 47 Moore Park Showground	Not applicable
SEPP 50 Canal Estate Development	Not applicable
SEPP 52 Farm Dams, Drought Relief and Other Works	Not applicable
SEPP 55 Remediation of Land.	Capable of complying
SEPP 59 Central Western Sydney Economic and Employment Area	Not applicable
SEPP 62 Sustainable Aquaculture	Not applicable
SEPP 64 Advertising and Signage	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP. This SEPP may apply to future development
SEPP 65 Design Quality of Residential Flat Development	Not applicable, however an assessment against the provisions of SEPP 65 has been undertaken and is included at **Appendix E**.
SEPP 70 Affordable Housing (Revised Schemes)	Not applicable
SEPP 71 Coastal Protection	Not applicable
SEPP (Affordable Rental Housing) 2009	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP. This SEPP may apply to future development
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable
SEPP (Infrastructure) 2007	The Planning Proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable

Environmental Planning Instrument	Consistency
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Development) 2005	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable
SEPP (Penrith Lakes Scheme) 1889	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable
SEPP (State and Regional Development) 2011	The proposal is not state or regional development or state significant infrastructure.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2010	Not applicable
SEPP (Urban Renewal) 2010	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable
Deemed SEPPs	
REP 9 Extractive Industry (No 2-1995)	Not applicable
REP 11 Penrith Lakes Scheme	Not applicable
REP 16 Walsh Bay	Not applicable
REP 19 Rouse Hill Development Area	Not applicable
REP 20 Hawkesbury–Nepean River (No. 2-1997)	Not applicable
REP 24 Homebush Bay Area	Not applicable
REP 25 Orchard Hills	Not applicable
REP 26 City West	Not applicable
REP 28 Parramatta	Not applicable
REP 30 St Marys	Not applicable
REP 33 Cooks Cove	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	The Planning Proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.

Appendix E – Consistency with Section 117 Directions

Assessment of Consistency with Section 117 Directions

Section 117 Direction	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The Planning Proposal does not amend heritage provisions in the SLEP and the proposal will conserve the key internal and external heritage features of the Alfred Hotel.
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Not applicable. The proposal is for short term accommodation.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	The Planning Proposal will encourage development in local centre with access to public transport, shops and employment.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The land is classified as Class 5 Acid Sulfate Soils,
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	The land is not flood prone
4.4 Planning for Bushfire Protection	The land is not bushfire prone land.
5. Regional Planning	
5.1 Implementation of Regional Strategies	There are no Regional Strategies that apply. Consistency with the draft City Sydney Subregional Strategy is discussed in Section 5.2
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked 18 June 2010
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008. See Direction 5.1
5.7 Central Coast	Revoked 10 July 2008. See Direction 5.1

Section 117 Direction	Consistency
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent. The Planning Proposal does not include referral or concurrence provisions.
6.2 Reserving Land for Public Purposes	Consistent. The Planning Proposal does not alter, create or reduce the reservation of land for public purposes.
6.3 Site Specific Provisions	Consistent. The proposed zoning and development standards are consistent with the existing provisions in the Sydney LEP 2012.
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	Consistent. Refer to discussion at Section 5.2

Appendix F – Statement of Heritage Impact

NBRS+PARTNERS
ARCHITECTURE
HERITAGE
LANDSCAPE
INTERIORS
URBAN DESIGN
ENVIRONMENTAL
COMPLIANCE
RESEARCH

STATEMENT OF HERITAGE IMPACT

PLANNING PROPOSAL, THE ALFRED HOTEL
51–55 MISSENDEN ROAD
CAMPERDOWN NSW 2050

OCTOBER 2014

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Nominated Architects
Graham Thorburn: Reg No.5706; Geoffrey Deane: Reg No.3766;
Garry Hoddinett: Reg No 5286; Andrew Duffin: Reg No 5602

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

Issued: 9 October 2014
13 October 2014

CONTENTS

STATEMENT OF HERITAGE IMPACT

FOR A PLANNING PROPOSAL FOR THE ALFRED HOTEL, AT 51–55 MISSENDEN ROAD, CAMPERDOWN

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared on behalf of RJA Projects in accordance with the standard guidelines of the NSW Heritage Division to accompany a Planning Proposal that is seeking to facilitate the development of serviced apartments at the rear of the Alfred Hotel. The site is located in Camperdown opposite St John's College, in the vicinity of large hospitals and the University of Sydney. The current condition of the building fabric is fair. It is also proposed to conserve the façade of the hotel and upgrade the hotel facilities

1.1 Methodology

This report generally follows the format set out in the document entitled *Statements of Heritage Impact* (revised 2002) published by the NSW Heritage Office. The terms *fabric, place, preservation, reconstruction, restoration, adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.*

1.2 Site Location

The site is located in the vicinity of Sydney University and Royal Prince Alfred Hospital. The Consul General of the People's Republic of China is a neighbour.

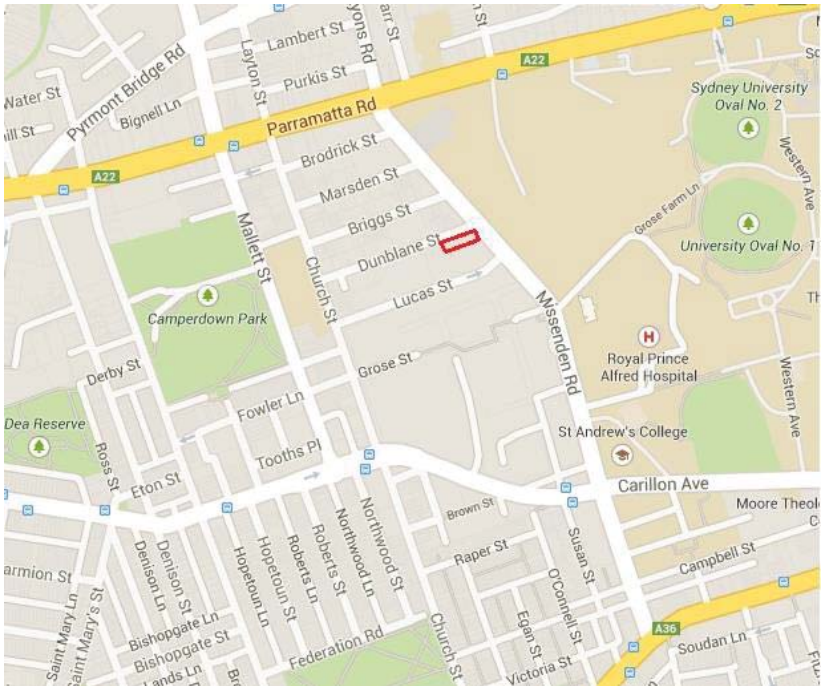

Figure 1 — Location map of Camperdown showing the subject site outlined in red. [Google Maps]

1.3 Heritage Listings

- The site is identified as a local heritage item on the Sydney LEP 2012.
- The site is across Dunblane Street from an altered Victorian shop at 49 Missenden Road;
- The site is opposite St John's College, which is also a heritage item;
- The site is on the other side of Missenden Road from a conservation area.

Figure 2 — extract from Sydney LEP 2012 heritage map No. 2, with the subject site outlined in blue, shown as a heritage item (light brown), near other heritage items, and near a conservation area covering the University of Sydney.

1.4 Heritage Significance

The building is classified as a local heritage item in the Sydney LEP 2012 and is described as 'intact' in the State Heritage Inventory.

> *Statement of Significance: The Alfred Hotel is of local historic, social and aesthetic significance. It is a fine and intact example of an inter-war Functionalist style hotel designed by prominent architects Copeman, Lemont & Keesing. It is a prominent visual element in the historical precinct of Camperdown due its position on the corner of the street block and its stream line modern style. It is important for its association with the earlier hotel of the same name, its role in the development of the locality and its role in providing a venue of meeting and socialising in the locality.*

Recommended Management: The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façades of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring, wall tiles and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

1.5 Authorship

This report was prepared by Brad Vale, Senior Heritage Consultant, using research and a history researched and written by Léonie Masson, Historian, under the direction of Robert Staas, Director / Heritage Consultant, all of NBRS+PARTNERS.

2.0 DOCUMENTARY EVIDENCE

2.1 Pre European History of the area

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.[1]

2.2 Early European History of the area

The subject land forms part of a 240 acre crown grant at the 'Petersham Hills' made to William Bligh on 10th August 1806, prior to his taking up duties as Governor of New South Wales. Bligh named his grant 'Camperdown' an anglicised version of 'Kamperduin' in memory of his success at the naval battle of that name fought off the coast of Holland in 1797 when as commander of the sixty four gun ship, *'Director'* he engaged the navy of Napoleon with distinction.

Bligh was deposed by members of the NSW Corps in the so called 'Rum Rebellion' of January 1808 and there was little sympathy for him in the Colony. He left Sydney following the arrival of Governor Lachlan Macquarie in 1810 and was promoted to the office of Vice - Admiral in 1814. He died in retirement in 1817.

Despite challenges to Bligh's ownership of the land following his death in England in 1817, control of the estate passed to his six surviving daughters. Governor Gipps made a settlement of the former governor's estate allowing the surviving heirs and their trustees to sell the land (No.932 Book 3). In 1840 it was surveyed by Raphael Clint and subdivided by Charles Hallett and Felix Slade into large lots for sale to capitalists with the expectation of promoting suburban development close to the expanding town center. Thus it was that a substantial part of the Camperdown Estate was in the hands of Maurice O'Connell (hence "O'Connell Town") who had married Mary Putland, widowed daughter of Governor Bligh, in 1810.

On 5 June 1843, auctioneer and agent Samuel Lyons held an auction sale of "220 building allotments, part of the celebrated Camperdown Estate called O'Connell Town"[2]. The subdivision comprised land bounded by Parramatta

[1] State Heritage Inventory listing.
[2] *Sydney Morning Herald*, 31 May 1943, p4.

Road, the east side of Elizabeth Street (Dunblane Street), Missenden Road and Camperdown Road (Layton Road). The subject site is shaded yellow in the Plan of O'Connell Town at the intersection of Missenden Road and then named Elizabeth Street (now Dunblane Street) as shown in Figure 1 below. Samuel Lyons died in August 1851 and bequeathed his property in trust to John Gilchrist, William Dawes and John Purkis.

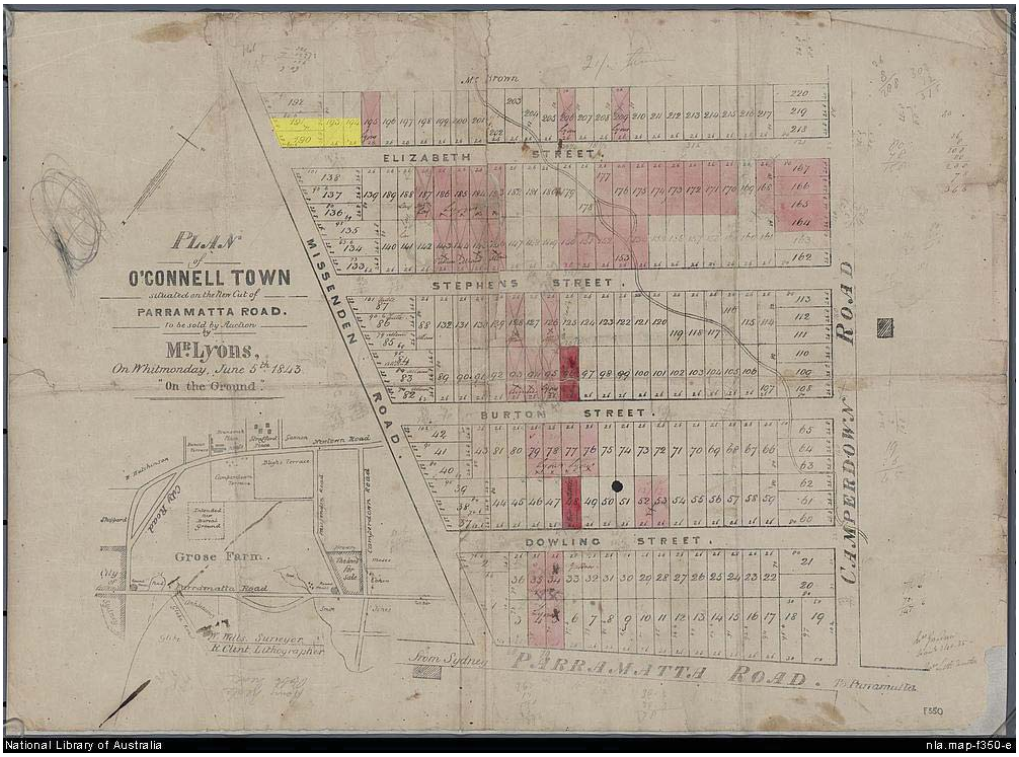

Figure 3 — Plan of O'Connell Town situated on Parramatta Road to be sold by auction by Mr Lyons on Whit Monday June 5th 1843 on the ground. (Source: NLA: Map-1350-v)

The subject site was not developed according to the layout in the 1843 O'Connell Town plan. Later in the nineteenth century, the site was occupied by several terrace houses oriented to face Missenden Road. They were built by 1890, and can be seen on a plan similar to the 1895 plan included below. These terraces had outside toilets in the backyards to the west of the subject site. The sewer service likely came to the site in the decade after 1895, so any septic tanks that were on the site would likely have been in-filled in the early Twentieth Century. The terraces were demolished by 1939.

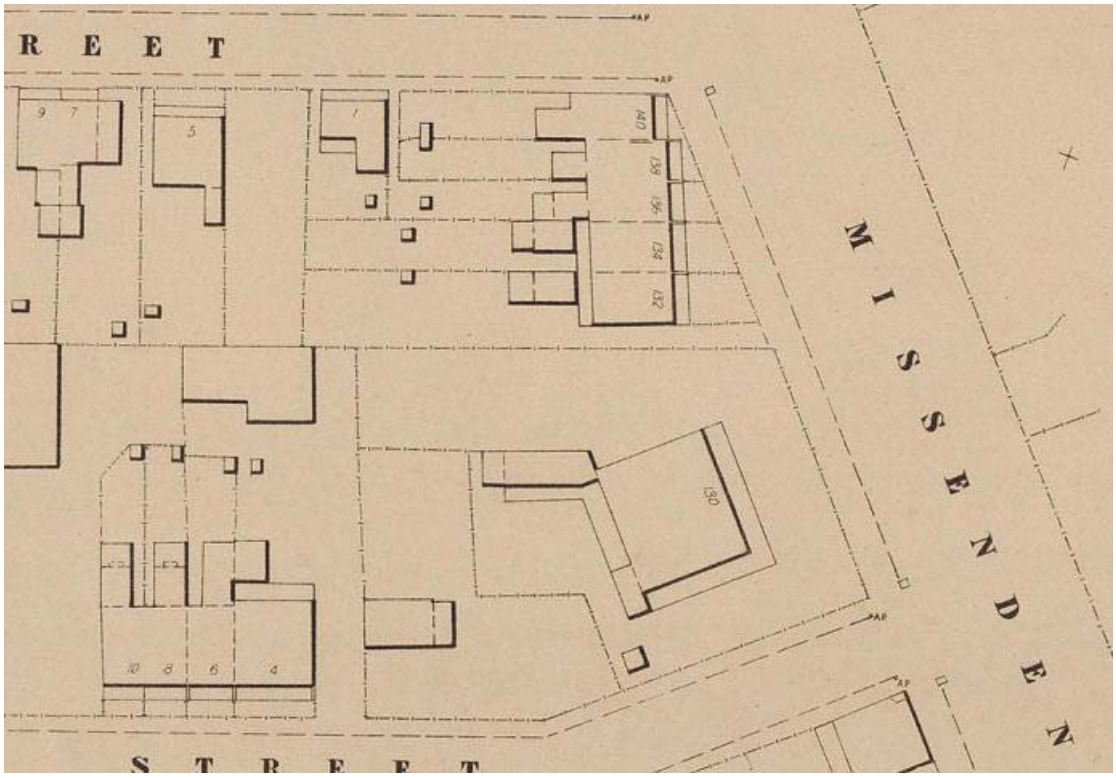

Figure 4 — the Metropolitan Sewerage and Drainage Board, Camperdown Sheet 2, 2nd edition 1895 showing terrace houses on the corner of Missenden Road and Dunblane Street.

2.3 History of the subject site

The subject site is located on part of Lots 190, 191, 193 and 194 of O'Connell Town on the Camperdown Estate as illustrated in Figure 5.

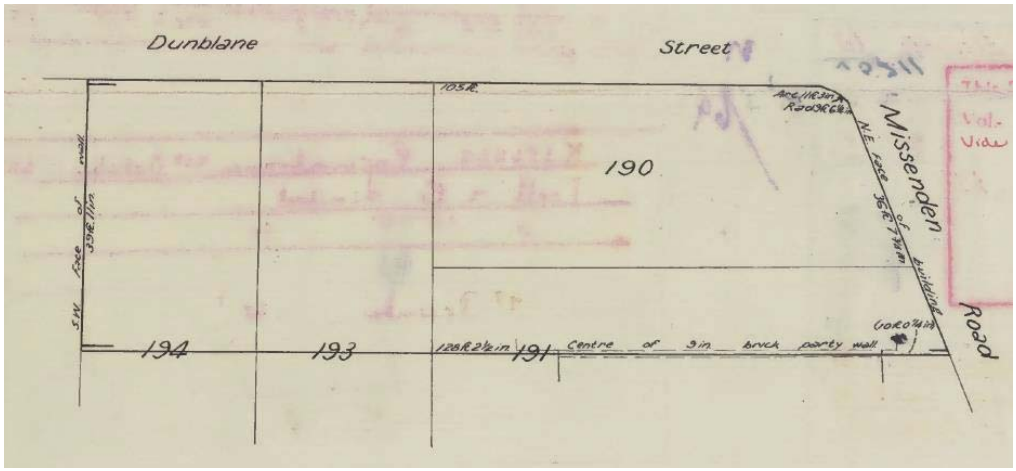

Figure 5 — Block plan accompanying Certificate of Title Vol 8305 Fol 171 owned by Grose Farm Holdings Pty Limited. (Source: NSW Land & Property Information)

In March 1939, Thomas Albert Wilson (publican of the Grose Farm Hotel) purchased the subject land (comprising 17½ perches) from Marjorie Elizabeth Johnson. He promptly lodged an application to convert same to Torrens title at which date it was described as unoccupied. The primary application coincided with the impending opening of the new Grose Farm Hotel commissioned for this new site in Missenden Road. The architectural drawings by architects Copeman Lemont and Keesing are dated 13 March 1939. Extracts from the building application plans are reproduced at Figure 7, Figure 8, Figure 9, Figure 10 and Figure 11). According to the Council Planning Cards, the application to demolish the old building at 51/55 Missenden Road was lodged in April 1939.

Thomas Albert Wilson had previously owned a hotel of the same name in Missenden Road at the corner of Grose Street, a picture of which hotel dated 1930 is shown in Figure 6. This de-licensed Grose Farm Hotel (Inn) was sold to the Hospital Commission of NSW in November 1939 and later demolished (along with the Royal Prince Alfred Hotel) to provide additional grounds for Royal Prince Alfred Hospital to construct a new maternity block.

Figure 6 — Former Grose Farm Hotel, September 1930. (Source: Noel Butlin Archives, Australian National University, Tooth & Co Yellow Cards)

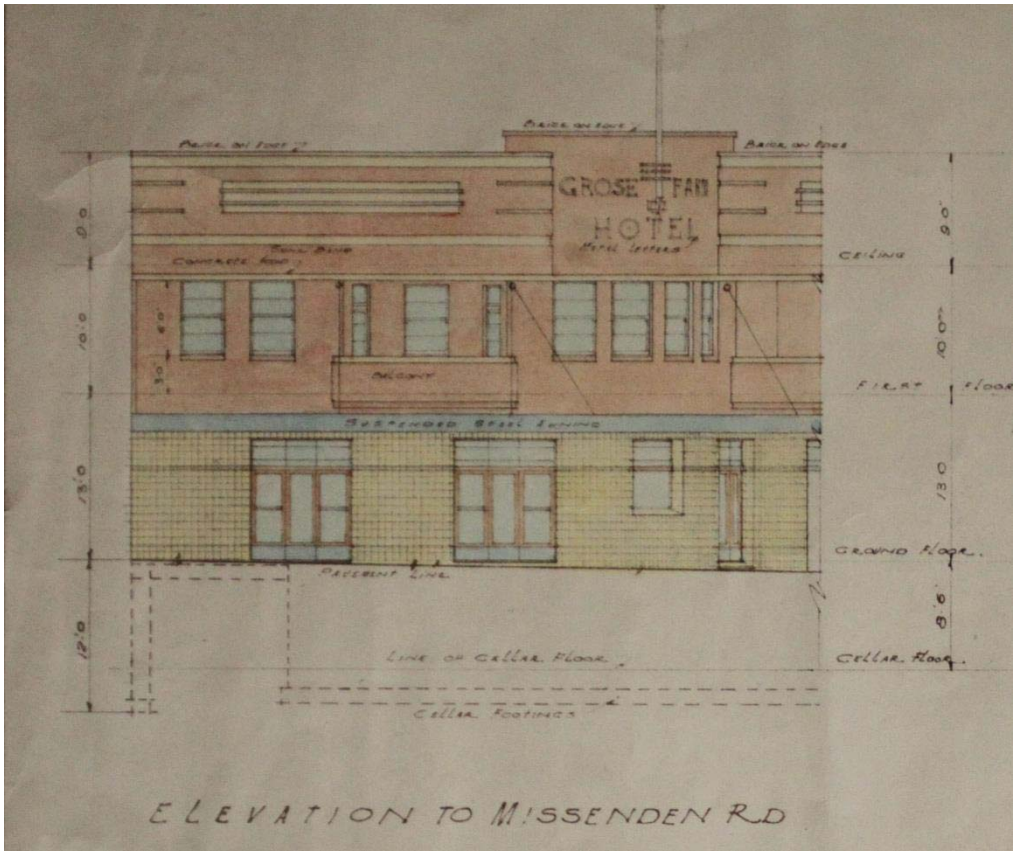

Figure 7 — Extract from Building Application Plans comprising elevation to Missenden Road, 1939. (Source: City of Sydney Archives, BA 266/39)

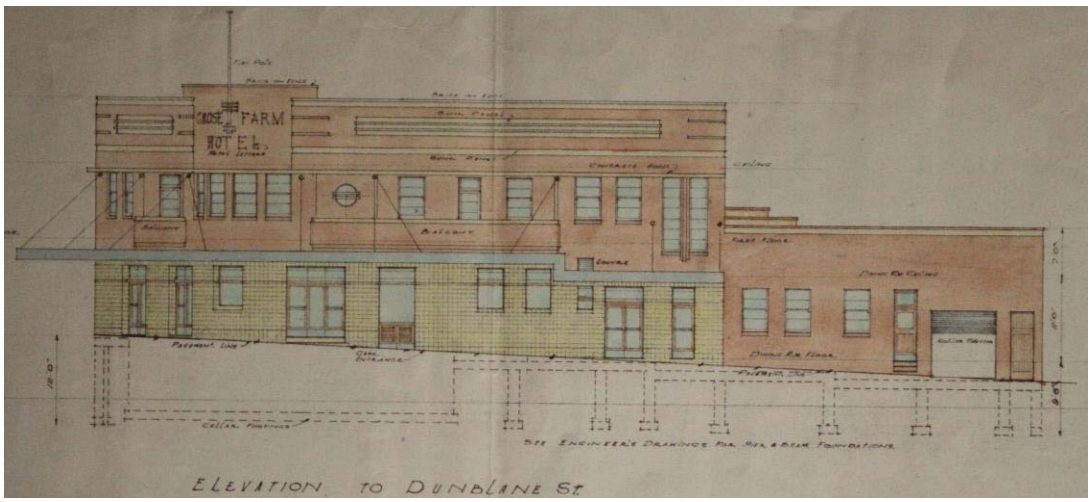

Figure 8 — Extract from Building Application Plans comprising elevation to Dunblane Street, 1939. (Source: City of Sydney Archives, BA 266/39)

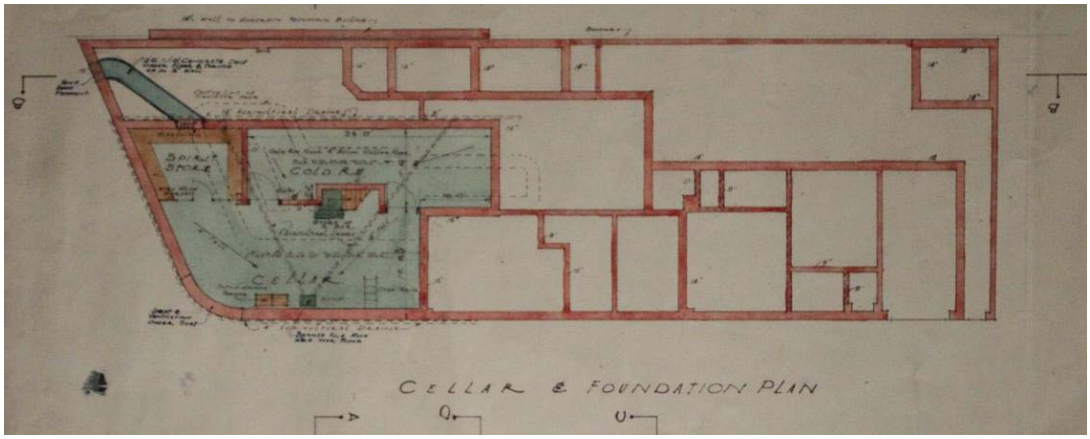

Figure 9 — Extract from Building Application Plans comprising cellar & foundation plan, 1939. (Source: City of Sydney Archives, BA 266/39)

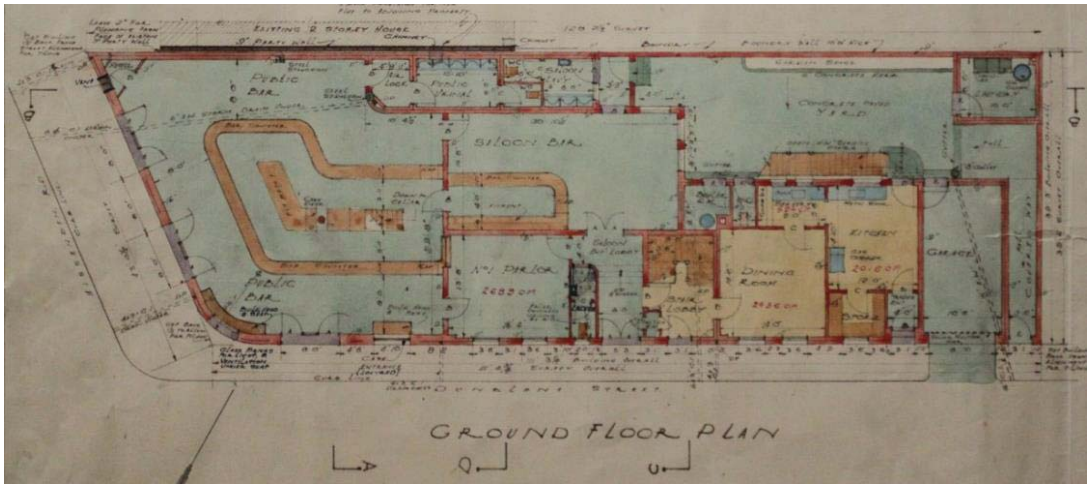

Figure 10 — Extract from Building Application Plans comprising ground floor plan, 1939. (Source: City of Sydney Archives, BA 266/39)

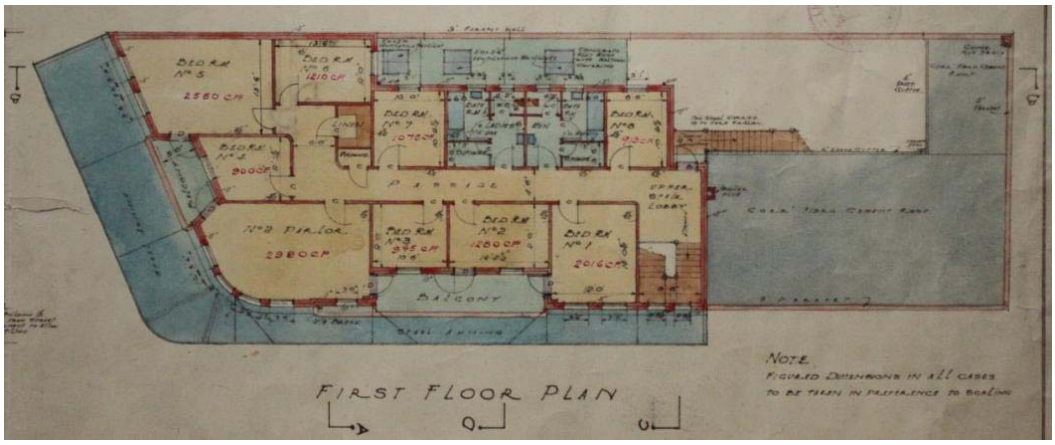

Figure 11 — Extract from Building Application Plans comprising first floor plan, 1939. (Source: City of Sydney Archives, BA 266/39)

Figure 12 — Former Grose Farm Hotel, November 1940. (Source: Noel Butlin Archives, Australian National University, Tooth & Co Yellow Cards)

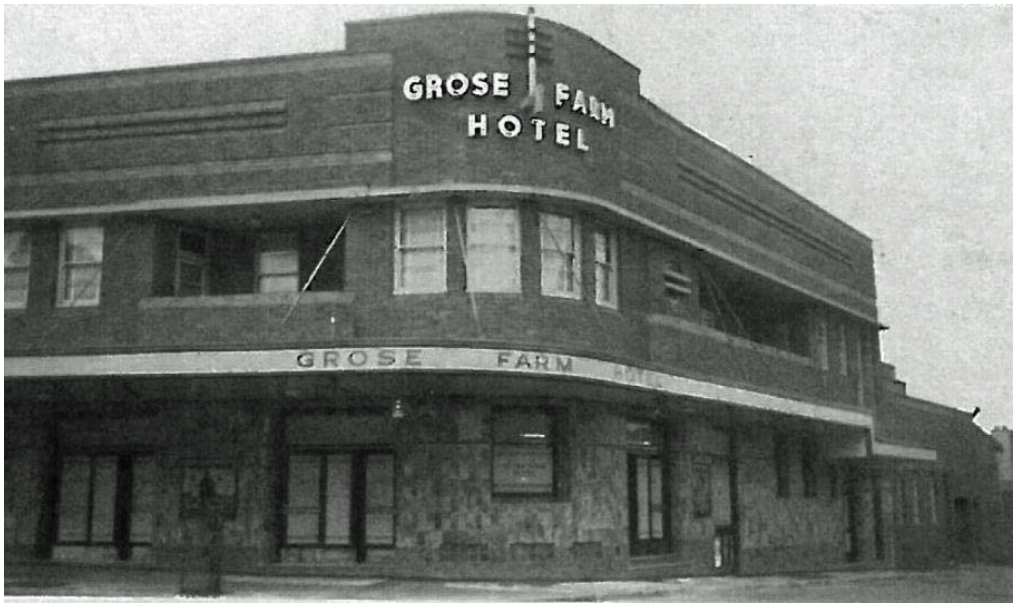

Figure 13 — Former Grose Farm Hotel, November 1940. (Source: Noel Butlin Archives, Australian National University, Tooth & Co Yellow Cards)

The new hotel (Figure 12 and Figure 13) was officially opened on 6 November 1939 by Mr A.M. Bentley, City Manager of Tooth and Co and a feature article on the new hotel was published in the ULVA in November 1939 (Figure 14 and Figure 15).

The property passed by transmission in April 1951 to Martin Denis Shanny of Hurstville, hotelkeeper and John Lloyd Smithers of Sydney, solicitor.[3] They conveyed to Grose Farm Holdings Pty Limited in February 1956. A new deed was registered in September 1961[4] with three encumbrances recorded to

[3] Certificate of Title Vol 5092 Fol 135, NSW Land & Property Information.
[4] Certificate of Title Vol 8305 Fol 171, NSW Land & Property Information.

Tooth & Co Limited. The subject site was conveyed in December 1964 to Leo George Bice of Camperdown, hotelkeeper, and Edna Joan Bice, his wife. Ronald Leo Browne of Camperdown, hotelkeeper (presumably the publican of the Grose Farm Hotel) became the registered proprietor in October 1965. The hotel property was conveyed to HMG Enterprises Pty Limited in December 1966 thence changed hands again the following year to Anderbury Pty Limited. Gordon O'Kane of Camperdown, hotelkeeper became the registered owner in October 1972. It changed hands again in 1978 to Bleo Pty Limited thence to Holefort Pty Limited in 1987.[5] It is not known precisely when the Grose Farm Hotel was renamed the Alfred Hotel.

ANOTHER OLD HOTEL GIVES WAY TO NEW

THE STORY of hotel improvement is best told by the pictures. On the left is the old Grose Farm Hotel, which is to be demolished, and the picture on the right is the new Grose Farm Hotel, opened for business on November 6. It is on a new site further along Missenden Road, Camperdown.

The reason the new hotel was not erected on the old site was because the ground was required in connection with extensions for the Royal Prince Alfred Hospital.

The new building has a frontage of 48ft. to Missenden Road, and 115ft. 6in. to Dunblane Street. It is of two storeys, and is built of brick with tiled frontages to the awning which runs round the whole of the front.

The Grose Farm has a bright and imposing appearance. Inside everything is in keeping, and the congratulations given Mr. and Mrs. Wilson were thoroughly deserved. Furnishings and fittings all blend with the work of the architect.

The bars are roomy. There is a height of 12ft. from floor to ceiling. The public bar is 35ft. by 27ft. and the counter space is 79ft. In the centre is a bottle fitment, which is very attractive. A stairway leads from the public bar to the basement, in which there is a large, cool room, and also spirit room.

The saloon bar is 30ft. by 18ft. and the ceiling here is also 12ft. high. The counter space is 22ft. and there is a wall fitment for bottles.

On the first floor there are eight bedrooms, four of them double. The ceilings are high and the rooms vary in size from 910 cubic feet to 2,560 cubic feet. All the rooms have been attractively fitted.

There are also two balconies, one on the Missenden Road side and the other overlooking Dunblane Street.

The erection of the hotel cost about £10,000, and in addition to that was the expenditure on furnishings and fittings.

The new hotel was declared open for business on November 6 by Mr. A. M. Bentley, city manager of Tooth & Co., Ltd., who congratulated Mr. Wilson on his enterprise in erecting such a fine building. It was most pleasing to see that Mr. Wilson had made such a success of the business, and it was the hope of all his friends that with his new hotel he would meet with still greater success.

Mr. Bentley also congratulated Mrs. Wilson on the excellent taste she had displayed in the selection of the furniture and fittings.

Other speakers also wished Mr. and Mrs. Wilson continued prosperity. They said it was impossible for anyone to be more popular. Since taking over the old building about two years ago they had made many friends.

Mr. Wilson thanked those who had attended the opening, and also the speakers for their good wishes.

Figure 14 — Another Old Hotel Gives Way to New. (Source: ULVA Review, November 1939, p14)

[5] Certificate of Title Vol 10514 Fol 44, NSW Land & Property Information.

NEW COMPANY.

The following company was registered in Sydney last month:—

GLASHEEN HOTELS PTY. LTD. —Capital, £5000. To acquire the Coronation Hotel, Sydney. First Directors: J. P. Glasheen, Senr., and Mary Glasheen. Registered office, Sydney.

FLOYD'S PTY. LTD. — Capital, £6000. To acquire the Imperial Hotel at Clifton. First directors: R. C. J. Floyd and Olive V. Floyd. Registered office, Sydney.

THE PUBLIC BAR at the new Grose Farm Hotel, Camperdown, has won high praise. In the foreground may be seen the licensee, Mr. T. V. Wilson and Mrs. Wilson.

NEWCASTLE HELPS

BALL MONEY FOR CHARITIES

The annual ball of the Northern (Newcastle) Branch of the U.L.V.A. resulted in a net profit of £134/18/7.

So far all but £19/16/17 of the money has been distributed to the following worthy objects:—

Police Boys' Club, £50; Truby King Baby Health Centre (Ncle.), £2/2/-; Kindergarten Union of N.S.W. (Ncle.), £1/1/-; Waratah Deaf and Dumb Institution, £5/5/-; Adult Deaf and Dumb Society (Ncle.), £5/5/-; Murray-Dwyer Memorial Orphanage, £5/5/-; Parents and Citizens' Assn., Minmi, £1/1/-; Newcastle Mental Hospital, £2/2/-; Chelmsford Institute for Seamen, £5/5/-; Mater Misericordiae Hospital, Waratah, £5/5/-; Sydney Industrial Blind Institute (Ncle.), £2/2/-; Newcastle Hospital, £5/5/-; Wallsend Hospital, £5/5/-; Wickham Public School, 10/6; Merewether O.A. and I. Pensioners' Assn., 10/6; Federal Municipal and Shire Council Employees' Union, 10/6; Newcastle and District Red Cross Society, £2/2/; Infantile Paralysis Hospital Appeal, £15/15/-; Newcastle Gas Model Association (10/6), 1 cup.

A £5/5/- trophy is also being donated by the branch to the U.L.V.A. Golf Club for its final match of the season. All proceeds on this day are for the Infantile Paralysis Hospital Appeal.

"Billabong" Automatic Cellar Pumps

Electrical Sump or Cellar Pumps for Automatically draining cellars, basements, etc.

Hot Water Boosters

are automatic electric pumps for boosting hot or cold water to the tops of high buildings where existing pressure is insufficient. On enquiry we will inspect the proposition and give you full particulars of the pump needed.

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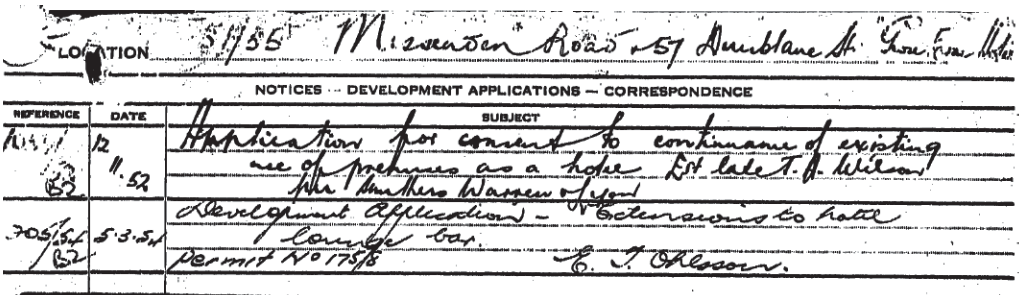
YOU obtain the finest imported Liqueurs when you buy BOLS LIQUEURS

PRODUCTS OF ERVEN LUCAS BOLS, AMSTERDAM.

TUCKER & CO. PTY., LIMITED — SYDNEY

Figure 15 — Another Old Hotel Gives Way to New. (Source: ULVA Review, November 1939, p15)

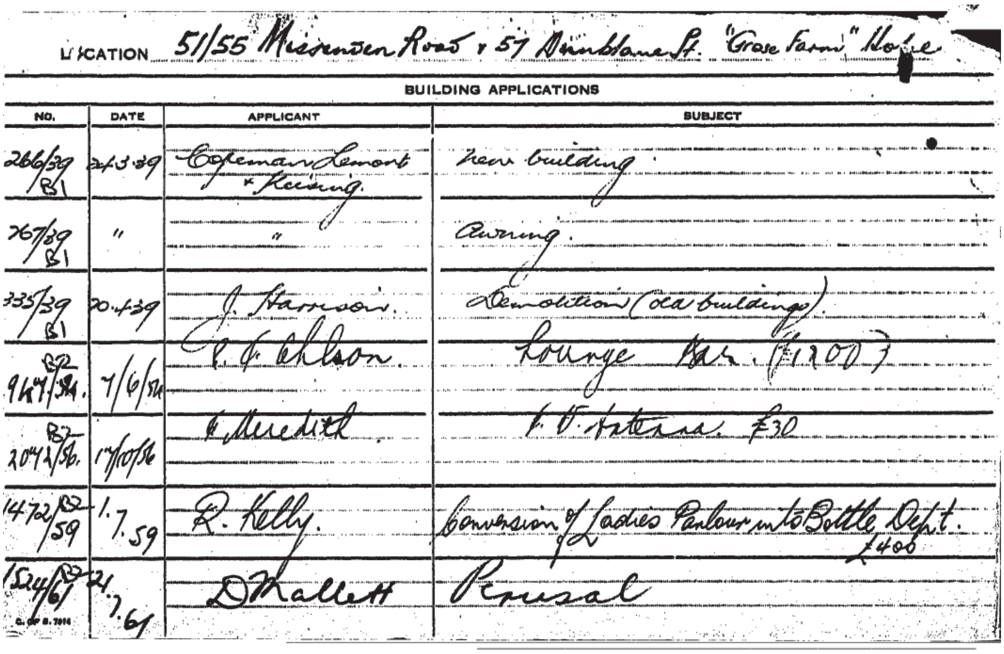


LOCATION 51/55 Missenden Road & 57 Dunblane St. Grose Farm Hotel

NOTICES — DEVELOPMENT APPLICATIONS — CORRESPONDENCE

REFERENCE	DATE	SUBJECT
[illegible] 52	12 11.52	Application for consent to continuance of existing use of premises as a hotel. Est late T. J. Wilson per Smithers Warren & Lyons
705/54 B2	5.3.54	Development Application – Extensions to hotel lounge bar. Permit No 175/8 E. T. Ohlsson.

Figure 16 — Planning Street Card for subject site. (Source: City of Sydney Archives)


LOCATION 51/55 Missenden Road & 57 Dunblane St. "Grose Farm" Hotel

BUILDING APPLICATIONS

NO.	DATE	APPLICANT	SUBJECT
266/39 B1	24.3.39	Copeman Lemont & Keesing	New building
267/39 B1	"	"	Awning
335/39 B1	20.4.39	J. Harrison	Demolition (old building)
B2 964/54	7/6/54	P. O. Ohlson	Lounge Bar (£1200)
B2 2042/56	17/10/56	[illegible] Meredith	T.V. Antenna £30
1472/B2/59	1.7.59	R. Kelly	Conversion of Ladies Parlour into Bottle Dept. £400
1524/B2/61	21.7.61	D Mallett	Perusal

Figure 17 — Planning Street Card for subject site. (Source: City of Sydney Archives)

Figure 18 — Alfred Hotel, 23 January 2000 / Mark Stevens. (Source: City of Sydney Archives, Mark Stevens Collection 48535)

3.0 PHYSICAL EVIDENCE

The Alfred Hotel is a two-storey hotel consisting of stores and utilities in the basement, a public bar on the ground level and single-room accommodation of the first floor. There is a courtyard and single-level enclosure to the west, with light-weight roofing over some of the ground floor. The hotel has its main facades towards the east (Missenden Road) and to the north (Dunblane Street).

The building is constructed of full brick with reinforced concrete slabs. The roof is clad with low-pitch sheeting behind the brick parapet.

The façade is constructed of red textured face brick work with the parapet having the recessed brick courses laid in blond brick. The facade uses a 'stripped classical' motif to turn the corner: the straight section of the façade are built to the boundary, while the curved section is recessed slightly, giving the appearance of overlapping planes. The curved parapet corner is raised to give emphasis to the name of the hotel in lettering above the projecting awning. The flag pole on the corner has the contrasting vertical emphasis. The façade retains a lot of its original tiling at street level along the Missenden Road elevation, the majority of the Dunblane Street section and within the public bar. However, a number of tiles are damaged or missing.

The ground floor public bar is a partly intact room with several sections of original cornice, original doors and windows, and some original wall tiling. The adjoining bathrooms are in their original location. The ground floor to the west of the stairs has been gutted over previous decades. The bar counter in the public bar is not original.

On the first floor, the accommodation rooms are simply fitted out with some original fixtures, including mass-produced 1930s precast plaster cornices. The simple joinery is largely intact, including a varnished finish on the skirting, many window architraves and doors. The bathrooms contain some original tiling and fixtures, with several items updated. The stairs have the patina of being original, but somewhat strangely, are built with homey Victorian balusters and more contemporaneous newel posts.

Figure 19 — the subject site on the left, and an altered Victorian shop is on the right, seen here from Missenden Road. NBRS+PARTNERS April 2014

The hotel is a representative example of an Inter-War Streamlined hotel with some Art Deco influences in the layering of the brickwork and repeated horizontal elements.

Figure 20 — the north-western elevation, sees from Dunblane Street. NBRS+PARTNERS April 2014

Figure 21 — north-west elevation of the single-storey section that is the site of the proposed serviced apartment development. The opening for the original garage has been re-glazed as a bar entry. NBRS+PARTNERS April 2014

Figure 22 — the contemporary fit-out of the courtyard would be removed as part of the development. NBRS+PARTNERS April 2014

3.1 Context of the Item

The Alfred Hotel and the small altered Victorian shop across Dunblane Street are the last buildings on small allotments in the vicinity. The hotel is otherwise surrounded by larger, taller buildings on this side of Missenden Road. Dunblane Street is a narrow road, contrasting with the much wider and busier Missenden Road.

Figure 23 — view from Missenden Road showing the subject site on the left and the nineteenth-century show and dwelling above on the right, which is a local heritage item also. NBRS+PARTNERS July 2014

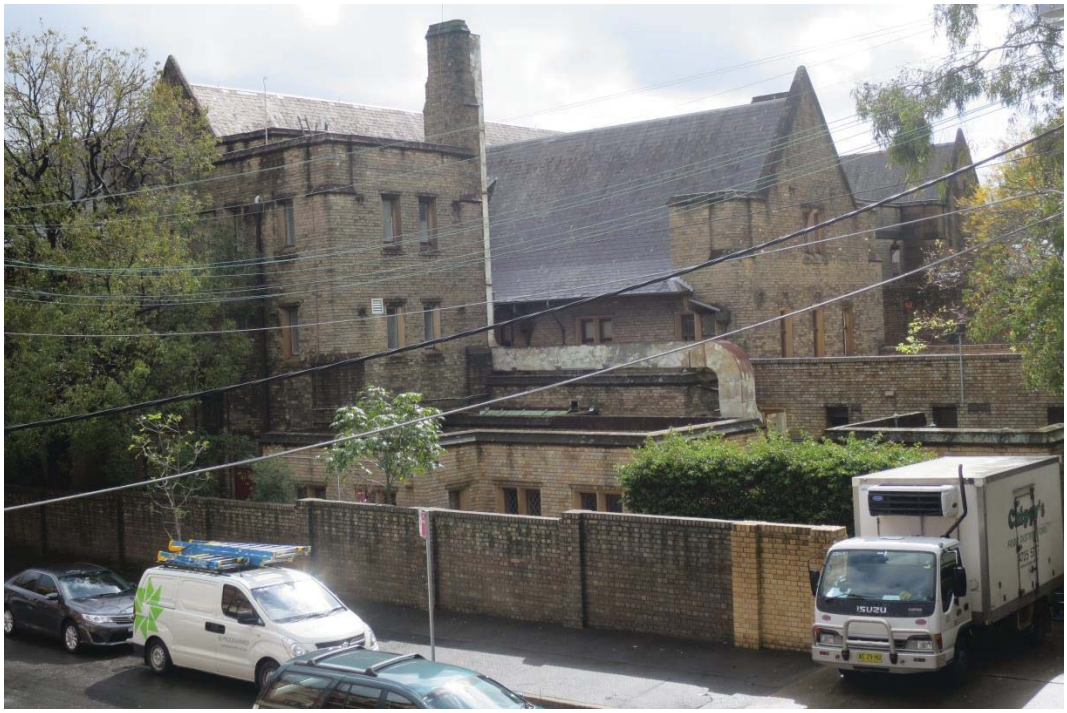


Figure 24 — view of Santa Sophia College at the University of Sydney, seen from the Alfred Hotel. NBRS+PARTNERS July 2014

Figure 25 — St John's College, University of Sydney, is a local heritage item. It is seen here from the Alfred Hotel. NBRS+PARTNERS July 2014

3.2 Curtilage

The curtilage of the Alfred Hotel is its allotment, combined with the sections of the surrounding road necessary for its external form to be appreciated.

4.0 THE PROPOSAL

This statement accompanies a Planning Proposal to amend [planning controls to allow for the addition of a seven-storey block of serviced apartments at the rear. The external form, exterior detail, floors, and major interior spaces of the hotel would be retained to a large degree in the development.

The (new) serviced apartment tower would be located in the western portion of the site, removing the gutted and highly altered courtyard and ground floor portion of the existing hotel. This area retains no original internal fixtures or finishes. The concept design proposes retention of two horizontal bands of original brickwork in the single-storey façade fronting Dunblane Street, with a new first floor continuing the volume of the building along Dunblane Street. The first to sixth floors of the new development would contain serviced apartment accommodation. The Planning Proposal is seeking approval for a building envelope that would accommodate a contemporary structure with a small overlap with the existing building. The new serviced apartment building would be clad with glazed tiles, aluminium-framed glazing and a separate skin of decorative metal screens.

Drawing Name	Drawing No	Issue	Date
Development Envelope	13165-PP01	P1	14.8.14
Basement Plan	13165-PP 04	P1	14.8.14
Ground Floor Plan	13165-PP 05	P1	14.8.14
First Floor Plan	13165-PP 06	P1	14.8.14
Level 2–6 Floor Plan	13165-PP 07	P1	14.8.14
North Elevation	13165-PP 08	P1	14.8.14
East Elevation	13165-PP 09	P1	14.8.14

Figure 26 — montage perspective showing the proposed serviced apartment development on the courtyard and behind the single-storey section of the hotel, prepared by NBRS+PARTNERS

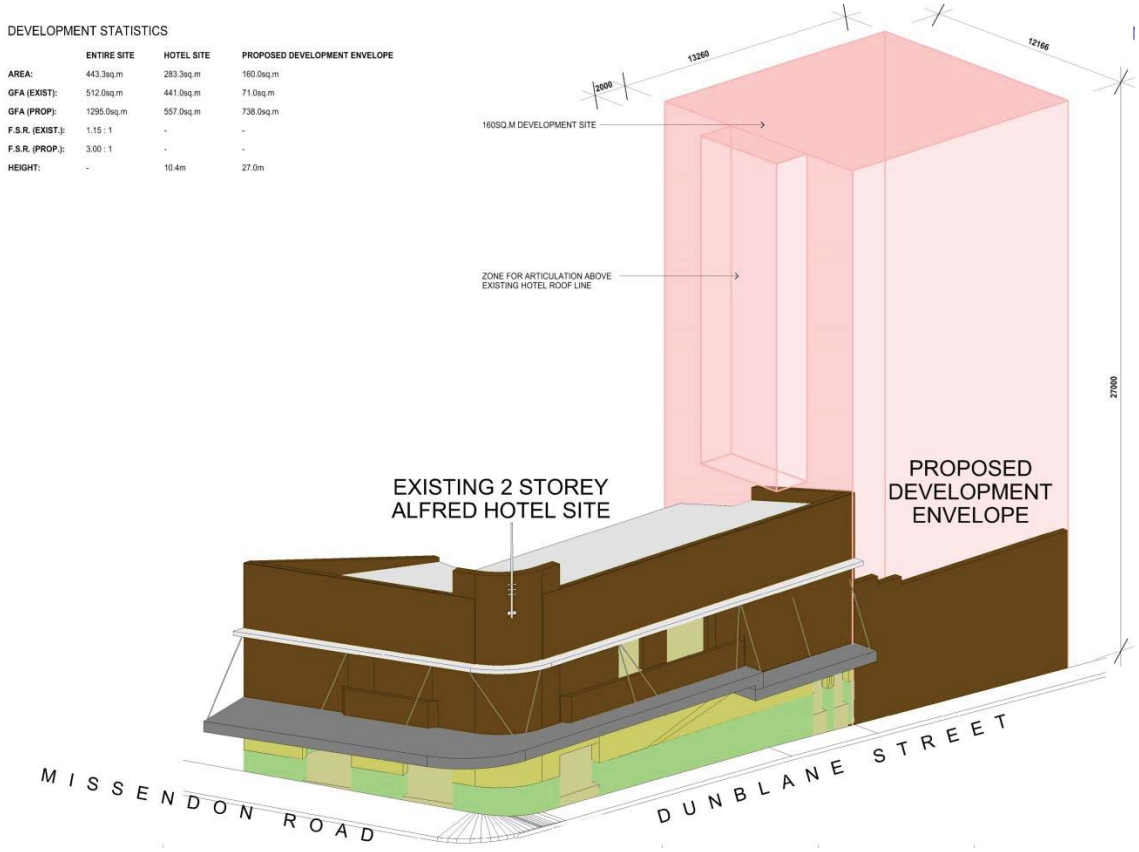


Figure 27 — extract from the proposed development envelope drawing prepared by NBRS+PARTNERS 30 September 2014.

5.0 EVALUATION OF HERITAGE CONTROLS

The site is subject to the heritage provisions of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

The hotel's heritage listing does contain a recommended management policy stating that no vertical additions may be permitted, however the City of Sydney has sometimes given permission to extending heritage items beyond this standard control. A vertical extension is usually conditional on demonstrating minimal/acceptable heritage impacts on the heritage significance of the particular building. Any proposed extensions to this streamlined Art Deco hotel will be constrained by its identified significance as described in the State Heritage Inventory listing and its recommended management policy.

There are precedents which exist allowing the addition of extra storeys onto larger Art Deco hotels in the City of Sydney, for studio type accommodation, such as the Sutherland Hotel located at 2-6 Broadway, Chippendale. However the additions had to be very discrete in how they were seen in the streetscape so as not to be perceived as dominating the heritage item, its presentation to the principal street or its contribution to the streetscape/conservation area values. Also where the item's interiors were identified as being relatively intact and having cultural significance the additions proposed were allowed to make only minimal adverse impact on them. It became a condition of consent that all significant character elements and details were to be retained. To this end, it may be possible to obtain permission to add a slim serviced apartment tower constructed of contrasting materials that is obviously visually separate from the Art Deco Streamlined hotel. The proposed serviced apartment tower would not cause the removal of any significant fabric.

5.1 Compliance with the Sydney Local Environmental Plan 2012

ISSUE:	COMMENT:
Part 5, Clause 5.10 (5) Heritage Assessment	
The consent authority may, before granting consent to any development: *a) on land on which a heritage item is located, or* *b) on land that is within a heritage conservation area, or* c) *on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*	This Statement of Heritage Impact has been prepared in fulfilment of this requirement.

5.2 Compliance with the Sydney Development Control Plan 2012

ISSUE:	COMMENT:
3.9.1 Heritage Objectives and Heritage Impact Statements	
(3.9) Objectives *(a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.* *(b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character*	(a) The site is a heritage item. The works would retain the Inter-War Streamlined exterior. The more intact internal elements would also be retained. The original use would continue. The site has little archaeological potential owing to the excavation for the existing basement in 1939. (b) The planning proposal would allow for the raising of funds for the conservation works to protect the more significant original fabric of the building, extending its life. This may include repairs to concrete slabs and stitching brickwork that has been cracked by rusting steel.
(1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting: *a) Heritage items identified in the Sydney LEP 2012; or* *b) Properties within a Heritage Conservation Area identified in Sydney LEP 2012.*	This document has been prepared to address Clause 3.9.1 (1) of the Sydney DCP 2012.
(3) A Heritage Impact Statement is to be prepared by a suitably qualified person, such as a heritage consultant.	This document has been prepared by NBRS+PARTNERS under the direction of Mr Robert Staas, Director/Heritage Consultant.

PROVISIONS	COMMENT:
3.9.5 Heritage items **(1) *Development affecting a heritage item is to:***	
(a) minimise the extent of change to significant fabric, elements or spaces;	The Planning Proposal would not affect the significant original sections of the exterior, or the more original interior spaces. The proposed building envelope addition is located at the rear in the area of the greatest previous change.
(b) use traditional techniques and materials where possible unless techniques and materials can offer substantial conservation benefits;	The 1939 hotel was constructed using techniques that are generally still current, and using period materials that can generally be replicated where required in future conservation works.
(c) enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces and setting;	The Planning Proposal does not propose physical works. The concept design would retain the more intact parts of the hotel. The setting and external form of the hotel will continue to be readily interpretable.
(d) provide a use compatible with its significance and which with any changes proposed, including any BCA upgrade or the introduction of services will have	The traditional hotel use on the ground level and basement, with short-term accommodation above will continue in the development. The proposed works

minimal impact on significant fabric, elements or spaces;	to the hotel will enable this use to continue at a more contemporary standard.
(e) the provision of on-site interpretation, or a combination of each of these measures;	Interpretation is intended to be visual in the built fabric. An interpretation strategy is not especially appropriate for a building type and period as common as this one.
(f) not reduce or obscure the heritage significance of the item;	Intact original fabric with Inter-War Streamlined styling will be retained and conserved. Future alterations will be concentrated in areas of the greatest change or those with the least distinguished fabric.
(g) be reversible where necessary so new work can be removed with minimal damage, or impact to significant building fabric.	The Planning Proposal affects open and enclosed spaces at the rear of the hotel that have been subject to the most change, leaving no fabric behind the single storey façade with any heritage significance.
(h) be consistent with an appropriate Heritage Conservation Management Plan, Conservation Management Strategy, or policy guidelines contained in the Heritage Inventory Assessment report for the item;	A Schedule of Conservation Works has been prepared, but a CMP or CMS is usually not considered necessary for a reasonably common building type such as this one.
(i) ensure that any changes to the original/significant room configuration is evident and can be interpreted; and	A future DA for works to the hotel will ensure that any changes to the original walls are minimised or otherwise interpreted.
(j) respect the pattern, style, dimensions or original windows and doors.	A future DA will demonstrate that the original fenestration will be retained on the hotel
(2) Development should enhance the heritage item by removing unsympathetic alterations and additions and reinstating missing details, building and landscape elements, where physical or documentary evidence is available.	Proposed development would be concentrated at the western end where the most change has occurred; there are no original fixtures or finishes in the courtyard and nearby spaces.
(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the: *(a) building envelope;* *(b) proportions;* *(c) materials, colours and finishes; and* *(d) building and street alignment.*	The proposed serviced apartment tower has been designed as a narrow tower with its small footprint able to retain the more significant parts of the hotel. The proposed façade materials would contrast with the original hotel, and be seen clearly as a new development. Nonetheless, the stylised vertical sections for the balconies would contrast with the horizontal emphasis of the windows and their spandrels in an appropriate manner to relate to an Art Deco / Streamlined building. The two-storey urban form of the main part of the hotel would be retained.

(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by: *(a) providing an adequate area around the building to allow interpretation of the heritage item;* *(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);* *(c) protecting, where possible and allowing the interpretation of archaeological features; and* *(d) Retaining and respecting significant views to and from the heritage item*	The proposed new building in the western portion of the site would be constructed over the least significant and least prominent part of the site. Future development would retain the prominent urban form of the two-storey section of the hotel, which addresses the two streets. The site contains no landscape elements. The site is unlikely to contain archaeological resources due to excavation for the existing building's footings and basement. The more significant views to and from the two street facades of the building would continue unaffected.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The external form of the main section of the hotel (the two-storey section) would be retained.
- The more significant original parts of the building interior would be retained and conserved in future works. See the Schedule of Conservation Works.
- The original use of the building will be retained as a hotel with short-term accommodation.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed serviced apartment tower would be visible behind the hotel in views from Missenden Road. Nonetheless, there would be no interference with existing views to the hotel;
- The planning proposal would remove the concept of the hotel having a ground floor courtyard open to the sky. There is of course no evident original built fabric on fixture in this affected area.

The following sympathetic solutions have been considered and discounted for the following reasons:

- nil

6.2 Minor partial demolition (including internal elements)

Is the demolition essential for the heritage item to function?

- To achieve development as envisaged in the Planning Proposal, the existing rear courtyard and store areas would be demolished.
- The hotel has been altered many times at the rear; the plan is awkward and not ideal for contemporary use as an urban hotel. The changes of level across the ground floor are not helpful to the operation.

Are important features of the item affected by the demolition (eg fireplaces in buildings)?

- The least significant parts of the building would be demolished. The new work would be concentrated in the western (rear) courtyard that had previously had a garage, garbage store and beer garden.

Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?

- The Planning Proposal would remove fabric of negligible heritage value from the rear section of the hotel.

If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

- The hotel has been maintained and the condition of the building elements is generally adequate, although the arrangement of the spaces as altered to their present form is not ideal for the contemporary functioning of the original use.

6.3 Major additions

How is the impact of the addition on the heritage significance of the item to be minimised?

- The more significance parts of the building, namely the exterior of the two-storey section form, would be retained and conserved.

Can the additional area be located within an existing structure? If not, why not?

- No, the site is constrained.

Will the additions tend to visually dominate the heritage item?

- The proposed serviced apartment tower would be taller than the existing hotel, but due to the development site being located on the least prominent part of the site up against larger development, the hotel will be no less prominent.
- The contrasting material and colour of the proposed serviced apartment tower will keep it visually separate from the red texture brick hotel.

Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

- The site has no known archaeological resources. Excavation for the existing building in 1939 is likely to have removed most remains of the late nineteenth-century terraces from the site. The sewer is likely to have come soon after 1895, so any septic tanks would have been filled after this time. If septic tanks are found full of early twentieth-century rubbish remain, such unstatified fill is unlikely to be of much archaeological value.

Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?

- The proposed serviced apartment tower would have a Streamlined quality with a deliberate contrast between the vertical emphasis of the balconies and the horizontal emphasis of the windows and spandrels. The proposal makes a contemporary interpretation of the Inter-War Streamlined / Art Deco style.

7.0 CONCLUSION

The Planning Proposal would retain the significant more intact parts of the hotel, and would make no impact on public views towards the building. The proposed serviced apartment tower has been designed with heritage advice to respond in a contemporary manner to the architectural style of the heritage item. It would be an acceptable addition within the setting of the hotel. I recommend that the heritage aspects of this planning proposal be approved.

Robert Staas
Director / Heritage Consultant
NBRS+PARTNERS

Appendix G – Schedule of Conservation Works

NBRS+PARTNERS
ARCHITECTURE
HERITAGE
LANDSCAPE
INTERIORS
URBAN DESIGN
ENVIRONMENTAL
COMPLIANCE
RESEARCH

SCHEDULE OF CONSERVATION WORKS

ALFRED HOTEL
51-55 MISSENDEN ROAD
CAMPERDOWN NSW 2050

OCTOBER 2014

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Garry Hoddinett: Reg No 5286; Andrew Duffin: Reg No 5602

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

Issued: 22 September 2014
13 October 2014

CONTENTS

SCHEDULE OF CONSERVATION WORKS
FOR THE ALFRED HOTEL, 51-55 MISSENDEN ROAD, CAMPERDOWN

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared on behalf of RJA Projects in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works at the Alfred Hotel. The site is located in Camperdown opposite St John's College, in the vicinity of large hospitals and the University of Sydney. The current condition of the building fabric is fair. It is proposed to conserve the façade of the hotel, upgrade the hotel facilities and construct seven-storey serviced apartment tower on the site of the courtyard and single-storey section.

1.1 Methodology

This report generally follows the format set out in the document entitled *Statements of Heritage Impact* (revised 2002) published by the NSW Heritage Office. The terms *fabric, place, preservation, reconstruction, restoration, adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.*

1.2 Site Location

The site is located in the vicinity of Sydney University and Royal Prince Alfred Hospital. The Consul General of the People's Republic of China is a neighbour.

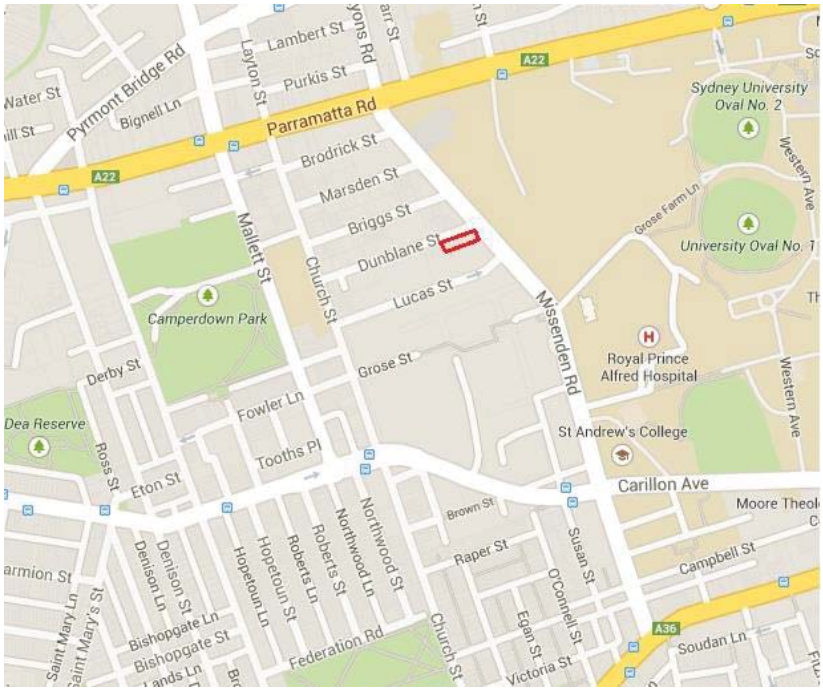


Figure 1 — Location map of Camperdown showing the subject site outlined in red. [Google Maps]

1.3 Heritage Listings

- The site is identified as a local heritage items on the Sydney LEP 2012.
- The site is across Dunblane Street from an altered Victorian shop at 49 Missenden Road;
- The site is opposite St John's College, which is also a heritage item;
- The site is across the Missenden Road from a conservation area.

Figure 2 — extract from Sydney LEP 2012 heritage map No. 2, with the subject site outlined in blue, shown as a heritage item (light brown), near other heritage items, and near a conservation area covering the University of Sydney.

1.4 Heritage Significance

The building is classified as a local heritage item in the Sydney LEP 2012 and is described as 'intact' in the State Heritage Inventory.

> *Statement of Significance: The Alfred Hotel is of local historic, social and aesthetic significance. It is a fine and intact example of an inter-war Functionalist style hotel designed by prominent architects Copeman, Lemont & Keesing. It is a prominent visual element in the historical precinct of Camperdown due its position on the corner of the street block and its stream line modern style. It is important for its association with the earlier hotel of the same name, its role in the development of the locality and its role in providing a venue of meeting and socialising in the locality.*

Recommended Management: The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façades of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring, wall tiles and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

1.5 Authorship

This report was prepared by Brad Vale, Senior Heritage Consultant, under the direction of Robert Staas, Director / Heritage Consultant, all of NBRS+PARTNERS.

3.0 PHYSICAL EVIDENCE

The Alfred Hotel is a two-storey hotel consisting of stores and utilities in the basement, a public bar on the ground level and single-room accommodation of the first floor. There is a courtyard and single-level enclosure to the west, with light-weight roofing over some of the ground floor. The hotel has its main facades towards the east (Missenden Road) and to the north (Dunblane Street).

The building is constructed of full brick with reinforced concrete slabs. The roof is clad with low-pitch sheeting behind the brick parapet.

The façade is constructed of red textured face brick work with the parapet having the recessed brick courses laid in blond brick. The facade uses a 'stripped classical' motif to turn the corner: the straight section of the façade are built to the boundary, while the curved section is recessed slightly, giving the appearance of overlapping planes. The curved parapet corner is raised to give emphasis to the name of the hotel in lettering above the projecting awning. The flag pole on the corner has the contrasting vertical emphasis. The façade retains a lot of its original tiling at street level along the Missenden Road elevation, the majority of the Dunblane Street section and within the public bar. However, a number of tiles are damaged or missing.

The ground floor public bar is a partly intact room with several sections of original cornice, original doors and windows, and some original wall tiling. The adjoining bathrooms are in their original location. The ground floor to the west of the stairs has been gutted over previous decades. The bar counter in the public bar is not original.

On the first floor, the accommodation rooms are simply fitted out with some original fixtures, including mass-produced 1930s precast plaster cornices. The simple joinery is largely intact, including a varnished finish on the skirting, many window architraves and doors. The bathrooms contain some original tiling and fixtures, with several items updated. The stairs have the patina of being original, but somewhat strangely, are built with homey Victorian style balusters.

Figure 3 — the subject site on the left, and an altered Victorian shop is on the right, seen here from Missenden Road. NBRS+PARTNERS April 2014

The hotel is a representative example of an Inter-War Streamlined hotel with some Art Deco influences in the layering of the brickwork and repeated horizontal elements.

Figure 4 — the north-western elevation, sees from Dunblane Street. Cracks in the brickwork may indicate deflection in the concrete slab. NBRS+PARTNERS April 2014

Figure 5 — north-west elevation of the single-storey section that is the site of the proposed serviced apartment development. The opening for the original garage has been re-glazed as a bar entry. NBRS+PARTNERS April 2014

Figure 6 — cracks in the parapet are likely caused by rusting steel fixings attaching the flagpole.

Figure 7 — damaged glass blocks lighting the basement near the street corner.

Figure 8 — the public bar on the ground floor contains a bar counter that is not original. The yellow and green tiles on the perimeter walls are original. NBRS+PARTNERS April 2014

Figure 9 — the southern wall of the bar, featuring original wall tiles, timber door and cornice. Other fixtures in this view have no heritage significance.

Figure 10 — images of the stair

Figure 11 — view of water damage to ceiling at the western end of the first floor hall.

Figure 12 — impact damage to a simple section of meranti joinery in the first floor bedroom with a curved corner. Joinery elements with this degree of damage should be replaced to match.

Figure 13 — view of the first floor bedroom with a curved corner, showing typical simple skirting, architraves and cornice.

Figure 14 — view inside the women's bathroom showing original tiling and painted joinery.

Figure 15 — a typical bathroom with original coloured tiling and newer white fixtures and tiling. NBRS+PARTNERS April 2014.

4.0 Schedule of Conservation Works

4.1 Introduction

The Hotel site consists of a full brick structure with reinforced concrete floors to the basement, ground floor and first floor balconies and bathrooms. The remaining first floor rooms have timber beams resting on steel joists. The roof is timber framed and clad in a light-weight sheet material.

This Schedule of Conservation Works is intended to guide actions to conserve the hotel for its continuing use amid a proposal to construct new dwellings on the site of the courtyard.

4.2 General Guidelines for the Conservation of the Building

The requirements in this section should be commenced within 12 months.

ID	Description	Picture Ref.
1	**Masonry Structure** Description — brick walls (texture bricks, predominantly red with yellow in some horizontal features) opening spanned by visible reinforced concrete, or, where not apparent the span is likely to be steel lintels. Terra cotta ventilators are placed in the walls. The walls are supported on brick piers extending several metres into the earth, resting on concrete pad footings. The several cracks in the parapet appear to have been caused by rusting steel elements within the wall. . • Structural engineer to investigate the brick and reinforced concrete parapet over the balcony facing Dunblane Street. there are cracks in the brickwork that may indicate some deflection of the concrete slab supporting the parapet. Structural engineer to make a recommendation. • Remove redundant fixings where rust is stressing the masonry.	
2	**Reinforced Concrete** Description — the reinforced concrete floor slabs are likely to be conventional for their period. A reinforced concrete slab serves as the roof over the first floor balconies and extends around the facade as a streamlined stylistic hood. There are cracks in the exposed reinforced concrete hood where the steel awning ties are fixed. The fixings for these ties may have rusted, placing expansive pressures on the concrete. . • Structural engineer to investigate adequacy of reinforced concrete and fixings for ties for the awning ties. • Remove rusting fixings and replace with non-corrosive fixings to engineer's detail.	

3	**Wall Tiles** Description — most of the external wall tiles are original. (the yellow and green tiles with marbled glaze) The cream and brown tiles surrounding the sprinkler booster facing Dunblane Street are early, but not original. Many of the wall tiles have been damaged. Those that are chipped with a full-thickness piece of tile missing, should be replaced whole to match. Many of the wall tiles close to ground level have extensive scratching, likely from the impact of trolleys. Tiles that are only scratched could be retained as original fabric, or, if they are seen as unsightly, they could be replaced to match. Screen-printed photo matched tiles are an effective approach to matching tiles. The floor tiles on the exterior steps are not original and could be replaced with dark grey slate or a tile coloured dark grey or a matching green. • Replace chipped or missing tiles to match. • Consider replacing badly scratched tiles to match.	
4	**Glass Bricks** Glass bricks were commonly used in Inter-War Streamlined buildings; they were seen as a very modern material. There are three small bays of glass block windows lighting the basement at the curved corner of the building. • Replace cracked, broken and missing glass blocks to match existing. If matching proves impossible, consider concentrating original glass bricks in one or two openings, and replacing contents of the remaining opening(s) with new similar glass bricks.	
4	**Floor Timbers** Generally timber boards on timber framing. Internal floor linings have no heritage significance and may be replaced as desired. • Undertake inspection of timber floors as the works allow; • Inspect for termites, adequacy of ventilation, structural defects and possible rot. No defects are known.	
5	**Timber Stair** The timber stair has a traditional construction with closed treads and turned balusters, newel posts and profiled handrail. • The stair should be re-varnished to a similar colour.	
6	**Roof** Description — sheet material draining to the south and west from the parapet. The original roof sheeting was corrugated asbestos. The roof was no inspected for this report. • Remove any asbestos roof sheeting and replace with corrugated steel; • Replace any damaged or missing roof timbers with new to match original dimensions; • Investigate cause of the leak into the upper stair hall at the western end of the building. The leak has damaged the plaster ceiling.	

7	**Roof plumbing** The gutters and down pipes do not appear to be original and are not significant. • Ensure all roof plumbing metals are like metals.	
	Flag Pole The timber flag pole is likely to be original, but is in a deteriorated state. • Replace the timber flag pole to original form with cap (truck) if the flag pole could conceivably be used. • If flagpole would never be used, cut off rotten top of flagpole and fix timber cap (truck) and repaint in white.	
8	**Awning** The awning may be the original structure without its original face plate, otherwise it is an early structure. There is evidence of rust that should be treated, or removed by replacing any badly corroded elements. • A structural engineer should inspect the awning when the cladding panels can be removed to make a recommendation. Any replacement awning should be reconstructed from steel to a similar form with similar detailing.	
9	**Windows** Description – timber box-framed double hung sash windows with clear drawn or float glass. All windows have transoms at regular intervals and no mullions, consistent with the horizontal emphasis of the Streamline style. Paint finishes are deteriorated externally. • Inspect each operable door and window to ensure each is in working order. Ensure that operable sashes are eased to restore full functionality. • Where a timber member is structurally damaged, reinforce the timber with a high-strength glue or use a metal plate, or replace the damaged timber member, in preference to replacing the entire sash. Any replacement of sashes is to match the existing joinery profiles exactly; • Replace sash cords where they are broken or have visible wear. • Remove damaged glass panes from sashes and replace with clear float glass of similar thickness, back puttied, sprigged and puttied in. Glazing putty to be linseed oil and whiting of first quality. Strip paint, sand back and repaint frame and sashes with paint to match existing; • Strip back, sandpaper and repaint all exterior joinery doors and frames. Scrape through paint layers in several places to determine the early door colours; • Generally clean window glass, remove all paint markings on glass. • Internal varnished finishes are to be either retained or replaced to match where in poor condition	

	Desirable: • Replace the segmented sections of flat glass in the ground floor window that has a timber frame curved in plan, with curved glass.	
9	**External Doors** Description – All original external doors are timber-framed and glazed at least in part. Considerable original door furniture remains. Essential Works • Strip back, sandpaper and repaint all exterior joinery doors and frames. Scrape through paint layers in several places to determine the early door colours; • Re-chrome chromed push plates and other door furniture where corroded;	
9	**Interior Joinery** Internal original joinery includes skirtings, architraves, and swinging doors. The first floor internal joinery is simply detailed with meranti sections and plywood doors. Any deeply scratched or missing sections of internal joinery should be reconstructed to the original detail. Internal joinery that is varnished is likely to be the original finish. This varnish should be conserved or replaced to match where damaged. • Conserve the varnished joinery with a new layer of varnish to match the existing colour where the surface is damaged. • • Any damage to joinery within the bathrooms should be finished in oil paint or equal.	
	Interior Tiles Description — most of the internal wall tiles are original. (the yellow, brown and green tiles, some with marbled or mottled glaze) The pale blue tiles are not original and should be removed. Missing and damaged tiles should be replaced to match. Screen-printed photo matched tiles are an effective approach to matching tiles. The floor tiles a the exterior steps are not original and could be replaced with dark grey slate or a tile coloured dark grey or a matching green. • Replace chipped or missing tiles to match. • Consider using relocated and re-made matching tiles on the new bar wall.	
9	**Ceilings** All of the first floor cornices and those in the ground floor bar are original. These ceilings and cornices are cast fibrous plaster, and appear to be in good condition. The cornices are simple profiles, typical of the 1930s Streamlined style. • Conserve original ceilings. • If it becomes necessary to remove a section of ceiling, replace it to match.	

10	**Services** • Remove and replace all redundant wiring; • New electrical wiring may be chased into rendered brickwork, but may not be chased through tiled walls or varnished or painted joinery.	
11	**Original Furniture** • Retain and reuse the original green and yellow bar tiles (the pale blue ones can be discarded) on the new bar. The brick structure holding the tiles may be discarded if required.	

4.3 Recommendations for Specific Conservation Works

The works listed under 'essential works' should be commenced within 12 months.

Room Name:	Conservation Works	Figure Reference
Basement Cellar	Description – cement render on brick walls, concrete floor. Essential Works: • Endeavour to retain timber-framed doors	
Ground floor Main Bar	Description – set plaster on brick walls. Original yellow and green wall tiles to walls, bar and benches. Original cast plaster profiled cornices, some curved. Original joinery to windows. Original doors face Dunblane Street; original doors in-set from original location facing Missenden Road. Essential Works: • Protect wall tiles, window joinery, original doors and cornices during works. • Salvage original wall tiles from the bar counter and the section of bathroom wall facing the bar to be demolished, to be reused in the new configuration on either walls or the new bar. (light blue tiles and other parts of the existing bar counter can be discarded) • The mirrors and all-timber benches fixed to the southern wall of the bar can be removed. Make good to the wall tiles underneath. • Endeavour to continue using the timber door and architrave to bathroom (without fake black hinges), otherwise salvage for possible reuse in the building. Other Works: • The carpet may be replaced with a selected design when desired.	

Ground Floor Former Parlour, current Poker Machine Room, Future Office	Description – set plaster on brick wall with original window joinery. Essential Works: • Retain and protect the window joinery Optional Work: • The panel surrounding the Fire Booster is not original and could be removed, along with the surrounding beige and brown wall tiles on the external opening surround. The brick and tile in-fill under the existing window should then be reconstructed to match the original, with the tiling matching the original adjacent window to this room.	
First Floor Hall and Upper Stair Hall	Description – set plaster on brick wall with original window and door joinery. The timber stair has a traditional construction with closed treads and turned balusters, newel posts and profiled handrail. Essential Works: • Re-varnish the stair, window joinery and door joinery to a similar colour. • Repair water damage to plaster ceiling at the western end. Replace sections of cast plaster to match as required, and paint. Desirable Works • Resolve damp in the southern wall of the hall, in common with the bathrooms, particularly the Gent's bathroom. Retile in matching yellow wall tiles. • Re-chrome metal door furniture with Art Deco / streamlined features.	
First Floor Bedrooms	Description – set plaster on brick wall with original window and door joinery. Essential Works: • Replace any damaged piece of internal joinery with a matching piece of meranti timber. • Re-varnish the window joinery and door joinery to a similar colour. Desirable Works • Resolve matching ripple glass in doors to balconies. Re-chrome metal door furniture with Art Deco / streamlined features.	

First Floor Bath-rooms	Description – set plaster and original yellow wall tiles on brick wall with original window and door joinery painted with gloss paint. Essential Works: • Paint the ceiling with a mould-resistant paint. • Gent's shower: investigate cause of damp in the wall. Endeavour to remove wall and floor tiles, apply flashings and waterproofing measures and reinstate yellow floor and wall tiles. • Replace white wall tiles with matching yellow tiles. Re-chrome metal door furniture with Art Deco / streamlined features.	
First Floor Kitchen	Description – set plaster on brick wall with original window and door joinery painted with gloss paint. Only the door frame and window joinery are significant original fabric in this room.	

END OF REPORT

Appendix H – State Environmental Planning Policy No.65 Design Statement

Planning Proposal To City of Sydney Council

Proposed Development of the Alfred Hotel
51-55 Missenden Road Camperdown
September 2014

State Environmental Planning Policy No. 65 – Design Quality (SEPP 65)

The development proposed with this planning proposal is short term accommodation consisting of serviced apartments (Class 3). As part of the planning proposal submission requirements, City of Sydney Council have asked that the design provisions of SEPP 65 be considered to provide for future flexibility should the site ever be adapted into a residential flat building. The relevant provisions of SEPP 65 are addressed below.

Design Quality Principles

The ten *design quality principles* provided for residential flat buildings in SEPP65 are considered below.

Context

The site is located at 51-55 Missenden Road, Camperdown and is approximately 5km from the Sydney CBD. The site is located on the western side of Missenden Road, half way between Parramatta Road to the north and Salisbury Road to the south, at the corner of Dunblane Street. The site has dual frontage: to Missenden Road opposite St John's College (part of the University of Sydney) and to Dunblane Street.

The site is occupied by a low scale, commercial hotel known as 'The Alfred Hotel'. The Alfred is a locally listed heritage item characterised by its inter-war, 'functionalist' style architecture. Presenting as two to three storeys on the Missenden Road Street frontage and stepping down to a single storey element at the rear of the building on Dunblane Street, its distinct facade maintains a strong corner presence on Missenden Road. The single storey element is the subject site for this planning proposal submission.

Located on the western side of Missenden Road, the Alfred sits toward the northern end along the connecting north south road, between Parramatta Road to the north and King Street to the south. The site lies opposite (to the east) Missenden College, Sancta Sophia College and St John's College, which form part of the Sydney University and Royal Prince Alfred campuses. There are many institutional buildings and uses associated with both the University and the hospital which characterise the surrounding area, particularly along Missenden Road.

To the north, and adjoining the site, is the Queen Elizabeth 11 Building of the Royal Prince Alfred Hospital and adjacent to that, the Missenden Mental Health Unit, which is currently under construction. To the south of the site is a 3-4 storey mixed use/residential development. Further to the west along Dunblane Street is the Chinese Consulate. The surrounding land uses represent a mix of residential accommodation, retail, commercial and institutional uses. The composition of architecture and building typologies is equally diverse contributing to an eclectic character and urban form.

Towards the northern end of Missenden Road, hospitals and buildings for educational facilities are found mainly along the eastern side of Missenden Road, whilst mixed use buildings generally occupy the western side. The western side then gradually transitions to a more residential character approaching Church Street.

Scale

There is a diversity of heights throughout the precinct ranging from 1 storey to 10+ storeys and a tendency for higher buildings to have frontage to Missenden Road (with the exception of the Queen Mary Building which is set back mid-block). Heights tend to transition down to the west towards Church Street (the residential parts of Camperdown). Heights are also generally reflective of the function of the building, including hospital sites such as The Queen Mary Building (10+ storeys), part of the Royal Prince Alfred Main Building (8 storeys) and the Chris O'Brien Lifehouse (8 storeys), all exceeding the height of surrounding built forms.

Built Form

The proposed built form is appropriate for the proposed residential use in terms of its proportions, building language and its relationship to the surrounding context. The proposal provides for excellent articulation and modulation of the facades. The street and boundary setbacks and heights are reasonable given the site constraints and the adjoining uses. The residential areas are well setback from Missenden Road, minimising any overshadowing.

The proposal promotes connection with the greater precinct. The ground floor of the proposed building consists of a bar and lounge area facing Missendon Road, the more active of the two roads. A bistro area on the ground floor is set further back off Missendon Road to transition into more noise sensitive areas approaching the residential areas along Dunblane Street. These areas encourage greater vitality for local retail and business activities.

The overall form of the six residential levels sits above the ground level bar and bistro and has a proposed overall height similar to those of surrounding residential buildings. The proposed green roof is visible from both Dunblane Street and Missendon Road and strongly identifies the apartment block from the surrounding buildings.

Density

The proposed development envelope has an area of approximately 160sq.m on a total site area of 443.3sq.m. The presence of a heritage item on a large proportion of the available site, and the tight urban context of the development limits opportunity for setbacks and deep soil planting. The proposal provides for twelve 1 bedroom serviced apartments on this development site, producing a resultant ratio of one dwelling per 13.3sq. metres available site area. The proposal is in close proximity to a diverse range of services, amenities and facilities. The proposed density is sustainable and responds not only to the local context but also the available infrastructure and excellent public transport and community facilities within immediate proximity.

Resource, Energy and Water Efficiency

The overall design concept has considered in detail for the efficient use of resources, energy and water, including the construction phase.

A number of initiatives being undertaken to emphasise best practice design have been employed, including:

- Northern orientation to all living areas
- Maximise cross ventilation where possible using prevailing breezes (due to very tight site constraints, the apartments on west side of development envelope will not able to have fenestration on west façade). Generous glazing on the north façade with projecting blades/fins will assist in creating high and low pressure zones on the façade to the prevailing NE summer breezes, combined with a shallow apartment depth to maximize air flows through the single frontage.
- Building wall and floor elements with high thermal mass and high performance glazing to provide optimal thermal performance and maximum durability
- Photovoltaic cells to rooftop for reduced reliance on power
- Materials selected with low embodied energy, recycled content, low ongoing maintenance regimes, and low VOC finishes
- Low energy/water consumption appliances and plant
- Bicycle lockers in basement to reduce reliance on cars

Landscaping of Proposal

Green roof and wall elements are proposed for the rooftop of the serviced apartments development. Sufficient soil depths have been utilized to aid natural infiltration. The green roof and wall planting will be selected with due consideration to orientation and avoiding large water consumption requirements. The green roof and wall elements will improve air and water quality, thermal insulation for the serviced apartments and importantly provide an increase in bio diversity within this urban setting.

Amenity

The proposal provides for excellent residential amenity. The north facing apartments have excellent orientation, solar access, ventilation and privacy. The proposed development provides appropriately sized serviced apartments with useable room dimensions and shapes. All apartments are provided with balconies and attention has been given to ensure maximum visual and acoustic privacy to and from each apartment. The privacy concerns of adjoining properties have also been considered through appropriate setbacks and the provision of decorative metal screens that also add to the dynamic façade treatment.

The proposal provides for 12 x 1 bed serviced apartments. The apartments are uniformly 1 bed due to the existing market for short term serviced accommodation in this location. Future adaptability of the apartments through removal of the light weight party wall would enable for reconfiguration at a later date. The floor plate would allow for the following future reconfigurations:

- 1 x 3 bed apartment
- 1 x 2 bed apartment and 1 x studio apartment
- 2 x 1 bed apartment

The site provides for appropriate and convenient mail collection, garbage and recycling facilities and storage facilities.

Living area, private outdoor spaces and bedrooms have been placed on the Northern and Eastern façade for all apartments to allow for excellent sunlight access. 5 of the 12 serviced apartments will not achieve full cross ventilation, but nevertheless will be well ventilated and north facing.

Safety and Security

The overall concept design has considered, in detail, the safety and security of future tenants, including both the residential tenants and patrons of the hotel. The pedestrian access points are clearly visible from the street frontage to Dunblane, and they are safe and conveniently located for arrival late at night and separated from the main hotel entry.

The ground floor lobby is entirely enclosed, prohibiting access to potential concealment spaces outside of operating hours when access will be restricted via intercom and swipe access cards.

Social Dimensions

The proposed development provides a supply serviced apartments which makes a significant contribution towards improving the supply of short term accommodation in the suburb. If the site were to be redeveloped into residential apartment accommodation in the future, the use would remain consistent with the surrounding area.

The proposed development improves social connection with updated and upgraded community facilities and local amenities. The intensity of development is more than compatible with the desired future character and zone objectives for the land. It provides a compatible mix of uses, which include both private open space and public facilities such as the bar and bistro. The integration of these facilities will increase public transport patronage and encourage walking and cycling for residents.

The proposal benefits both the proposed residents and the surrounding community through the provision of a high quality urban environment with excellent residential amenity.

Aesthetics
The external materials pallet includes glazed façade tiles, off form concrete and decorative metal screens with an art deco inspired pattern. The screens and glazed tiles will establish a dialogue with the existing Art Deco language of the Alfred Hotel but in a re-interpretive modern style. The contrast in material direction, scale and tone works to break down the scale of the façade and create a rhythmic form in harmony with the Alfred Hotel. Strong horizontal banding relates to the horizontal frieze elements and projecting concrete awning that are distinguishing features of the existing Hotel. The landscaped green roof will provide an attractive roof top for taller buildings in the local vicinity to look out onto. The proposed development responds to and improves the existing streetscape elements and will provide a positive contribution to the desired future character of the area.

Conclusion
The overall building design assists to define a future character for the Camperdown precinct and through the appropriate consideration of design principles driven by environmental issues, streetscape, and amenity; the proposal can be seen to meet the objectives of SEPP 65.

Design Verification

It is verified that I, Andrew Tripet am a qualified registered architect and that I have designed and directed a design team for the above residential flat development.

It is verified that the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development* are achieved for the above residential flat development.

ANDREW TRIPET
Architect
Registration no. 7279

Residential Flat Design Code

Rules of Thumb

Site area 443.3sqm

12 Apartments

Item	Rule of Thumb	Compliance
Building depth	Less than 18m	Yes
Deep soil zone	Minimum of 25% of open space	No However, 98.68sqm of green roof space is provided
Communal open space	20 – 30% of site area 88.7-133.0sq.m	No
Private open space	Balconies Min dimension 2m	Yes
Building separation	12m between habitable rooms/balconies 9m between habitable rooms/balconies and non habitable rooms 6m between non habitable rooms	Yes
Barrier free access	To at least 20% of apartments	Yes 2/12 or 16% adaptable apartments 6/12 or 50% visitable apartments
Apartment minimum sizes	1 Bed 50sqm min.	Yes
	2 Bed 70sqm min.	N.A.
	3 Bed 95sqm min.	N.A.
Habitable rooms	2.7m height	Yes
Storage	Storage space 12 apartments x 10 cubic m 120 cubic m	Yes
Living rooms and private open space sun access	70% apartments to receive a minimum of 3 hours between 9am and 3pm mid winter	Yes 12/12 or 100% achieve sun access
Single aspect apartments with southerly aspect	Maximum 10%	Yes 0/12 or 0% are single aspect south facing
Cross ventilation	60% apartments to be cross ventilated	No 7/12 or 58% cross ventilated
Kitchens	25% kitchens to have access to natural ventilation	Yes 12/12 or 100% kitchens have access to ventilation

Appendix I – Parking Assessment

PROPOSED SERVICED APARTMENTS

PARKING ASSESSMENT

51-55 Missenden Road, Camperdown

Final Issue: A – 8th October 2014

Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232
Postal: P.O Box 66 Sutherland NSW 1499

Telephone: +61 2 8355 2440
Fax: +61 2 9545 1227
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au

Division of RAMTRANS Australia ABN: 45067491678

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

PROPOSED SERVICED APARTMENTS

51-55 MISSENDEN ROAD, CAMPERDOWN

NSW 2050

Prepared for: Dolwest Pty Ltd
Job reference: 2014/239
Final issue: A- 8th October 2014

Status	Issue	Prepared By	Checked By	Date
Draft	A	RT	CM	18th August 2014
Final	B	HC	CM	8th October 2014

TABLE OF CONTENTS

1 INTRODUCTION

M^{C}Laren Traffic Engineering was commissioned by *Dolwest Pty Ltd* to provide a parking impact assessment of the proposed serviced apartments at 51-55 Missenden Road, Camperdown.

The proposed development is a 7 storey building with a total of 12 serviced apartments. There is no proposed onsite car parking.

1.1 State Environmental Planning Policy (Infrastructure) 2007

The proposed development does not qualify as a development with relevant size or capacity under Clause 104 of the SEPP (Infrastructure) 2007. Accordingly, formal referral to the Roads and Maritime Services (RMS) is not necessary and City of Sydney Council officers can determine this proposal accordingly.

2 EXISTING CONDITIONS

2.1 Site Description

The subject site is on 51-55 Missenden Road, Camperdown, as shown in **Figures 1 & 2**. Entrance to the site will be from Dunblane St. Currently, the area of the proposed development is occupied by part of the Alfred Hotel.

Surrounding the property is generally education institutions, small retail shops, entertainment establishments and health facilities namely Royal Prince Albert Hospital and King George V Memorial Hospital.

The site is currently a liquor licensed premises with four (4) existing studio / bed sit rooms. No on-site parking currently exists.

2.2 Road Hierarchy

Missenden Road has the following characteristics within close proximity to the site:

- Unclassified Local Road
- Approximately 10m in width facilitating two parking lanes and two way passing
- No signposted speed limit, 50km/h speed limit applies
- Restricted kerbside parking permitted along both sides of the road

Dunblane Street has the following characteristics within close proximity to the site:

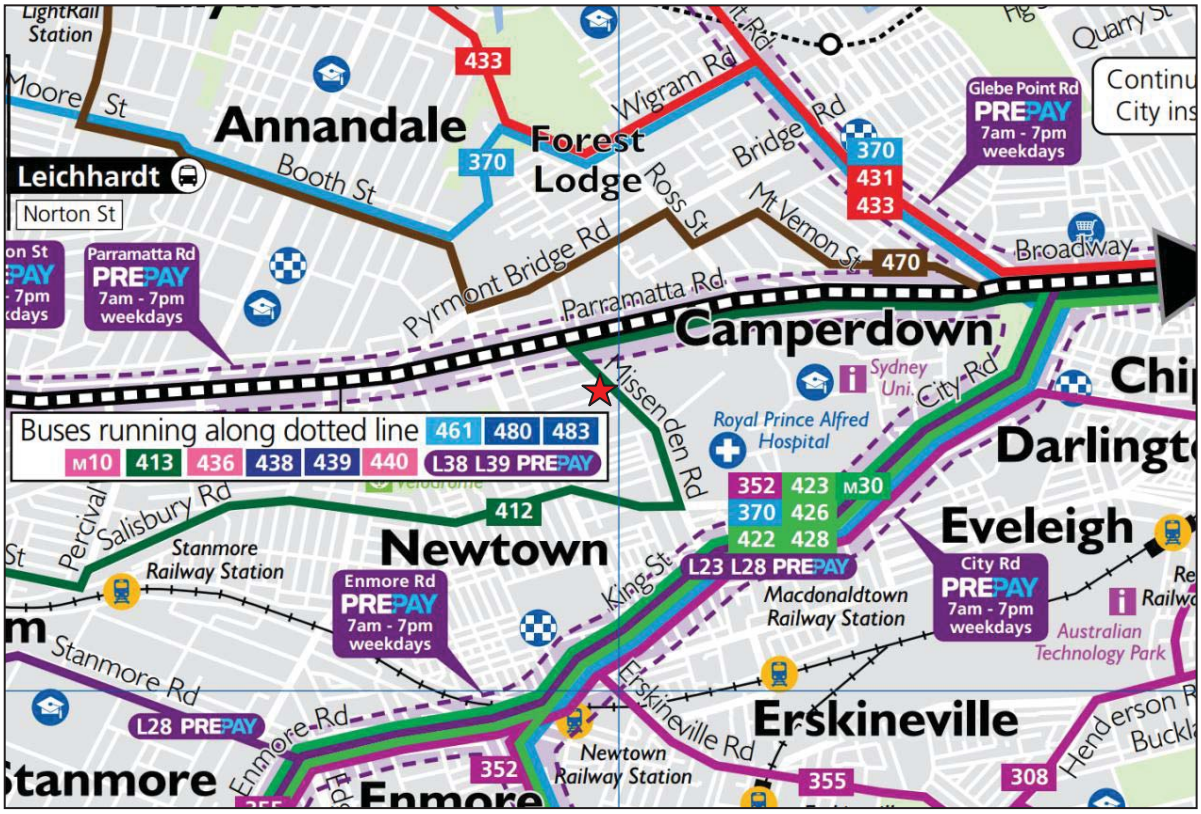
- Unclassified Local Road
- Approximately 5.5m in width facilitating one parking lane and one-way (westbound) traffic
- No signposted speed limit, 50km/h speed limit applies
- Restricted kerbside parking permitted along south side of the road

2.3 Public Transport

The subject site has numerous bus routes running along Parramatta Road, which is less than 300m walking distance from the site, all serviced by Sydney Buses. These routes provide frequent services all around the Sydney inner west area and Sydney CBD. The 412 has a bus stop directly in front of the site on Missenden Road, and provides services between Sydney CBD and Campsie via Dulwich Hill.

Furthermore, another bus stop that is subject to frequent services is located on King St, approximately 700m walking distance from the site. These routes provide even more public transport connections for residents and visitors of the proposed site.

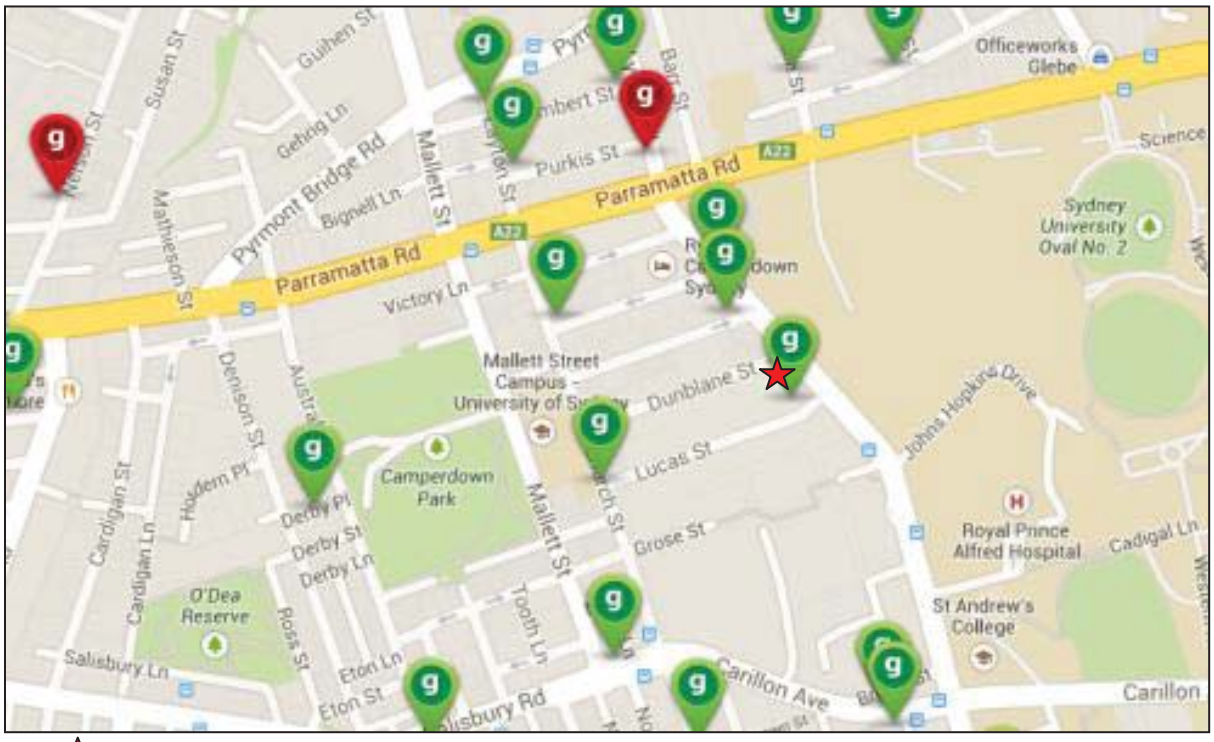
It is therefore concluded that the site is well accessed via public transport and the residents and visitors associated with the proposed development will not be disadvantaged in terms of public transport.



★ **Site Location**

2.4 Car Sharing Facilities

Car share facilities are on the rise in popularity and numerous locations for such car share schemes such as *GoGet, Flexicar* and *Charter Drive* which are found within close proximity to the site. The popularity of car share is largely due to the ease of availability as well as the low expense to rent the vehicle. The figure below shows the numerous available *GoGet* locations surrounding 51-55 Missenden St, Camperdown. Currently there are 3 *GoGet* cars within 200m of the site.



Site Location

GoGet Car Share locations

Members of car share schemes typically have to hire / use a car share vehicle for a minimum of 1 hour and have typically already paid joining fees in order to rent the vehicle. City of Sydney Council's DCP identifies car share vehicles are effective in all areas within the City of Sydney LGA.

3 SCALE OF DEVELOPMENT

3.1 Proposed Development

The proposed development has the following scale:

- Twelve (12), one bedroom serviced apartments
- Retain existing hotel premises and four (4) studio / bed sit apartments

There is no car parking provided onsite by the development.

4 PARKING ASSESSMENT

4.1 Council Parking Requirement

Reference is made to *City of Sydney LEP 2012 Part 7 Local provisions—general: Division 1 Car parking ancillary to other development – 7.9 Other land uses* that designates the following parking rates.

> *The maximum number of car parking spaces for a building used for the purposes of a serviced apartments or hotel or motel accommodation is:*
> *(i) 1 space for every 4 bedrooms up to 100 bedrooms*

As stated in the LEP, these parking rates are the maximum number of car parking spaces to be provided. The LEP does not state any minimum requirement, and it is deemed unnecessary to provide any onsite car parking due to the close proximity to public transport, available car share facilities and surrounding land uses which will be serviced by the proposal.

Furthermore, the objectives of the City of Sydney DCP are to manage the environmental and economic impacts of private car usage, whilst also encouraging walking, cycling, public transport and car sharing. Providing zero onsite parking is concurrent with these objectives as the development promotes the use of alternative transport modes, other than private vehicles.

Given the nearby locations of Royal Prince Alfred Hospital and Sydney University it is likely the occupants of these serviced apartments will be visiting the aforementioned destinations for typically short term use. The site has access to numerous car share facilities which are beneficial to the development, as well as the public transport corridor of Parramatta Road which provides high frequency bus routes.

4.2 Bicycle & Motorcycle parking Requirements

The City of Sydney Council's DCP provides a minimum bicycle parking rate for residential accommodation of 1 space per dwelling for residents and 1 spacer per 10 dwellings for visitors, rounded up to the nearest whole number.

Although the site doesn't have specified bicycle parking areas, it is recommended that bicycle storage facilities be provided and should be looked favourably upon by Council as promoting alternative transport modes. Storage areas within the basement / lower ground level can be utilised to store bicycle facilities.

The City of Sydney Council's DCP states that motorcycle spaces are only required in developments that provide onsite parking. The proposed development has not included any onsite parking, and therefore no motorcycle spaces have been provided.

4.3 Servicing & Loading

The City of Sydney Council's DCP stipulates the following minimum requirements for service vehicle parking to apply to new development.

Residential buildings and serviced apartments – 1 for the first 50 dwellings

The proposed development has not provided any service vehicle parking space on-site. However an on-street loading zone exists in front the hotel which could be used when necessary.

The provision of a servicing/loading space is deemed unreasonable for the scale of the proposed development. Only twelve (12), one bedroom serviced apartments have been proposed, which is significantly lower than the minimum requirement for a service vehicle parking. The existing on-street loading zone can be utilised by the subject site.

4.4 Accessible Parking

The City of Sydney DCP states that one accessible parking space is required for each adaptable unit, and one space for every 20 car parking spaces designated to visitors. The proposed development does not include any car parking spaces or adaptable dwellings, and thus no accessible car parking spaces are required. It is concluded that accessible parking is unnecessary and therefore have not been provided.

5 CONCLUSION

In view of the foregoing, the subject proposal at 51-55 Missenden Road, Camperdown for 12 serviced apartments is fully supportable in terms of its zero parking provision, with storage area's capable of storing bicycles.

As the City of Sydney DCP does not provide a minimum car parking rate, combined with excellent connection to public transport and the availability of car share facilities, it is deemed unnecessary to provide any car parking onsite. This is also concurrent with the City of Sydney objectives for managing the environmental and economic impacts of private car usage, whilst also encouraging walking, cycling, public transport and car sharing.

★ **Site Location**

SERVICED APARTMENT DEVELOPMENT

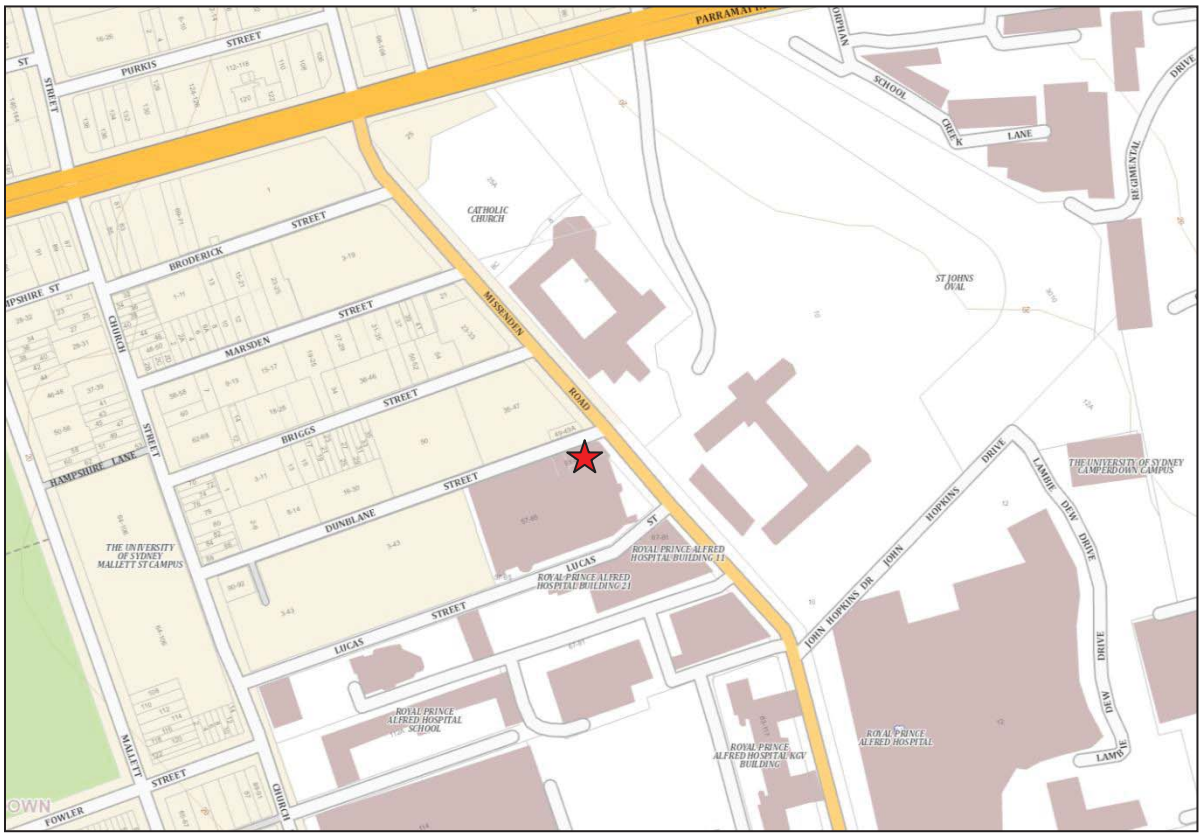
51-55 MISSENDEN RD, CAMPERDOWN

FIGURE 1:

AERIAL SITE LOCATION

PREPARED FOR: DOLWEST PTY LTD

BY: M^{C}LAREN TRAFFIC ENGINEERING



★ **Site Location**

SERVICED APARTMENT DEVELOPMENT

51-55 MISSENDEN RD, CAMPERDOWN

FIGURE 2:

MAP LOCATION

PREPARED FOR: DOLWEST PTY LTD

BY: M^{C}LAREN TRAFFIC ENGINEERING

Appendix J – Preliminary BCA Review

NBRS+PARTNERS
ARCHITECTURE
HERITAGE
LANDSCAPE
INTERIORS
URBAN DESIGN
ENVIRONMENTAL
COMPLIANCE
RESEARCH

Preliminary BCA Review-PP

Alfred Hotel Mixed Use Development
Cnr Misseden Road & Dunblane Street
Camperdown, NSW 2090

Project No. 13165

14th October 2014

Level 3, 4 Glen Street, Milsons Point NSW 2060 Australia
T: 61 2 9922 2344 F: 61 2 9922 1308 E: architects@nbrsap.com.au W: www.nbrsap.com.au
DIRECTORS Graham Thorburn NSW reg. 5706 + Robert Staas + Geoffrey Deane NSW reg. 3766 + Garry Hoddinett NSW reg. 5286 + Andrew Duffin NSW reg. 5602
ASSOCIATE DIRECTOR James Ward SENIOR ASSOCIATES John Baker + Barry Flack + Andrew Leuchars
ASSOCIATES Trevor Eveleigh + Jon West + Hung-Ying Gill + Andrew Tripet + Brett Sherson
NBRS & PARTNERS PTY LTD ABN 16 002 247 565

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INTRODUCTION

1 GENERAL

NBRS+Partners have been engaged to develop the design for the redevelopment of the existing Alfred Hotel in Camperdown, and the construction of a residential tower on the land adjacent to the existing Hotel.

As part of the documentation process for the preparation of the Planning Proposal, a preliminary review has been undertaken of the proposed redevelopment, against the current requirements of the Building Code of Australia 2014 and this report sets out the outcomes of the review.

The preliminary review has been undertaken of the proposed design as set out in the development application drawings prepared by NBRS+Partners.

The review is undertaken against the requirements of

- Parts A, C, D, E, F, H & J of the Building Code of Australia 2014 version (BCA) and the
- Associated relevant standards

2 SITE DETAILS

The site is located to on the corner of Missenden Road and Dunblane Street Camperdown as indicated in the figure below.

The sites includes Number 51-55 Missenden Road Camperdown.

Lots 1,2,3 & 4 of DP 456195

Within the Sydney Council area. (Climate Zone 5)

Figure 1- Building Site plan

2.1 THE EXISTING BUILDING

The Alfred Hotel is a two storey heritage listed Hotel that includes accommodation on the first floor, a small basement store room, as well as a small bear garden to the rear.

The building was originally constructed in 1939.

The existing building includes the following construction:

- brick construction, Cavity brick external wall and single skin internal.
- a concrete ground floor slab
- a timber framed first floor.
- Timber framed roof.

The building is provided with sprinkler protection and fire extinguishers positioned in a number of locations.

2.2 THE PROPOSED BUILDING

The proposal is for the upgrading of the existing hotel and the construction of a new serviced apartment tower to the south west corner of the existing site.

The works will include:

- Basement level, including kitchen preparation and storage areas along with toilets for hotel patrons.
- Ground floor renovation (Approximately 329 m2) (Class 6) and including:
    - Bistro,
    - Gaming lounge and bar area,
    - Lift lobby area serving the upper residential floors.
- First Floor, four hotel studio accommodation, (Class 3) and two serviced apartments(Class 3)
- Second to sixth floor includes services apartments (Class 3)
-

	Use	Use	Area (m2)
Basement Floor level	Kitchen , cellar, stores, toilets	Associated with Class 6	119
Ground Floor	Bar, Bistro, Gaming lounge Serviced apartments lobby	Class 6 Class 3	329
Level 1	Studio accommodation & Serviced Apartments	Class 3 Class 3	303
Typical Floor L2 to L6	Serviced Apartments	Class 3	109 per level (545 total)

.1 Rise in Storeys

The basement level is considered to be completely below ground.

The lift lobby level (RL 28.75) is the lowest level accessible from the adjacent street.

It is noted that the ceiling level of the basement floor area may be more than 1m above the adjacent footpath, in which case the basement level would be considered to be a floor level giving a total of eight floor floors.

This would give a total of 8 floors including the basement.

Rise in Storeys of 8

.2 Effective Height

The Ground floor lift lobby level has a finished floor level of RL 28.75 and is considered to be the lowest level that has direct access to the external ground level.

The Sixth floor has a finished floor level of RL49.09.

Therefore the Effective height of the building is 20.34m

Effective Height = 20.34 m

BCA DEEMED TO SATISFY PROVISIONS

1 PART A – FIRE COMPARTMENTS AND FIRE RATINGS

A building of mixed classes including Class 2-3-6 usage and multiple storeys is required to be of Type A construction.

In general type A construction requires fire separation of the building floor by floor and separation of the different uses.

Floors have a floor area of between 100 and 330m2 which is less than the maximum fire compartment area for Type A Construction.

The following table sets out the relevant BCA classifications of proposed (Class 2 & 6) building and construction requirements:

Table 1- Building Details

Alfred Hotel					
Class	**3 - Residential hostels, guest houses,**		**6 - Shop, Cafe Restaurants**		
Rise in Storeys	**4**	**or more**	**4**	**or more**	
Effective Height	**less than 25m**		**less than 25m**		
Fire Compartment Floor Area	**600**	M2	**330**	M2	
Containing Atrium	**No**		**No**		
Place of Public Entertainment	**No**		**No**		
Basement Car park	**No**	**More than 40 spaces**	**No**	**More than 40 spaces**	
	1				
Class 9B Building Specific use					
	Zone Map		Zone Map		
Building Location Zone	**Zone 5**	**Sydney CBD Central Coast NSW**	**Zone 5**	**Sydney CBD Central Coast NSW**	
Type of Construction	**A**		**A**		
Maximum Compartment					
Area	**N/A**	M2	**5000**	M2	
Volume	**N/A**	M3	**30000**	M3	

2 PART C- FIRE RESISTANCE

The Following table sets out the requirements for fire resistance dependent upon the classification and distance of the building from the site boundaries or other buildings.

Table 2- Required Fire ratings for Class 6 Usage

Fire Rating Required (Part C)				
External Walls	Distance from Boundary/Fire S	**Loadbearing**	Distance from Fire source	**Non-Loadbearing**
(Including columns in walls)	< 1.5 m	180/180/180	< 1.5 m	"-/180/180"
	1.5 to 3 m	180/180/120	1.5 to 3 m	"-/180/120"
	3 to 9 m	180/120/90	More than 3m	"--/--/--"
	9 to 18 m	180/120/90		
	More than 18 m	180/120/90		
External Columns	< 1.5 m	180/--/--		
	1.5 to 3 m	180/--/--		
	More than 3m	"--/--/--"		
Internal Columns		**180/--/--**		
	Top Floor Columns	**60/60/60**	**if less than 25m in height**	
Fire Wall		**180/180/180**		
		Loadbearing		**Non Loadbearing**
Fire Stairs, lifts shafts		**180/180/180**		**"--/180/180**
		Loadbearing		**Non Loadbearing**
Walls to SOU, & Public Corridors		**180/--/--**		**NA**
			Note: Fire rated spandrel required at perimeter windows/openings unless sprinkler protected.	
Floors		**180/180/180**		
Roofs		**180/60/30**	**Option if < 25m in height**	
			60min RISF Ceiling or Sprinklers	

Table 3- Required Fire ratings for Class 3 Usage

Fire Rating Required (Part C)				
External Walls	Distance from Boundary/Fire S	**Loadbearing**	Distance from Fire source	**Non-Loadbearing**
(Including columns in walls)	< 1.5 m	90/90/90	< 1.5 m	"-/90/90"
	1.5 to 3 m	90/60/60	1.5 to 3 m	"-/60/60"
	3 to 9 m	90/60/30	More than 3m	"--/--/--"
	9 to 18 m	90/60/30		
	More than 18 m	90/60/30		
External Columns	< 1.5 m	90/--/--		
	1.5 to 3 m	90/--/--		
	More than 3m	"--/--/--"		
Internal Columns		**90/--/--**		
	Top Floor Columns	**60/60/60**	**if less than 25m in height**	
Fire Wall		**90/90/90**		
		Loadbearing		**Non Loadbearing**
Fire Stairs, lifts shafts		**90/90/90**		**"--/90/90"**
		Loadbearing		**Non Loadbearing**
Walls to SOU, & Public Corridors		**90/90/90**		**"--/60/60"**
			Note: Fire rated spandrel required at perimeter windows/openings unless sprinkler protected.	
Floors		**90/90/90**		
Roofs		**Non-Combustible**	-	
			-	

From the table above the main structure (columns and floors) for the building is required to have the following fire resistance levels

- Basement & Ground level (Class 6) – Min FRL 180/180/180 including the floor that separates the ground floor level from the first floor level.
- First Floor to Sixth Floor,(Class 3) – Min FRL 90/90/90 including columns and floors, the exception is the upper floor level columns and roof structure which only require a FRL of 60/60/60.

As the building is of Class 3 use the upper floor ceiling is not required to be fire rated as permitted by Clause C3.5(c) provided that the roofing is non-combustible.

2.1 BUILDING SEPARATION DISTANCE AND FIRE RATINGS

The site is bounded by streets on two side and neighbou8ring properties on the South and West boundaries.

The basement levels are built close to the site boundaries and therefore will require fire rated walls to the perimeter facing the adjacent sites (south and west sides).

The building includes existing facades on the north, east and southern boundaries. The existing façade on the southern side is located close to the southern boundary and under the DTS requirements needs to be fire rated. The existing façade is a double skin of masonry wall which is expected to meet the fire rating requirements as long as any openings in the wall are fire rated sealed. There ae a number of windows located adjacent to the boundary and the existing light well (refer to the marked up plan below).

These openings are to be protected to prevent fire spread to or from the adjacent site.

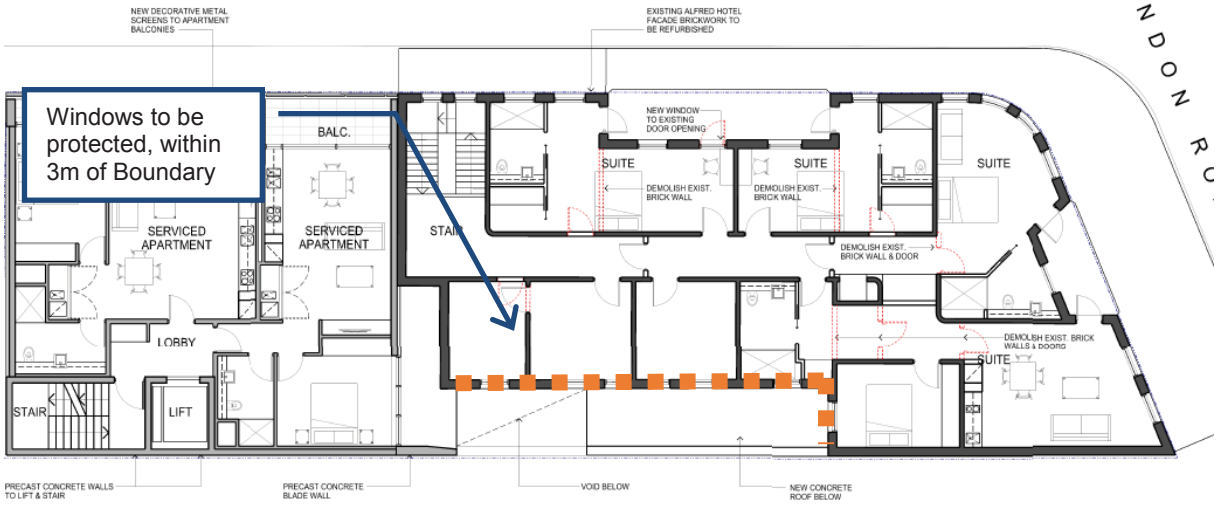


Figure 2

2.2 FLOOR STRUCTURE

The floor that separate at each level is required to be fire rated and separate the floor space above from the space below. With the following Fire resistance levels.

- Between basement & ground and Ground First FRL 180/180/180
- Between accommodation levels, other than above FRL 90/90/90

The columns that support the ground floor and first floor will also require a FRL of 180/180/180.

The second and third floor and the columns supporting these will require a FRL of 90/90/90.

Potential Non-Compliance

It is noted that the existing building has a timber framed floor between the ground floor bar area and the first floor accommodation. This is a potential non compliance to BCA Clause C2.9 & Specification C1.1 which requires fire separation (FRL 180/180/180) of the two different uses, as the ceiling and floor would not achieve the required fire separation. However it may be possible to address this non compliance as an Alternative Solution prepared by a Fire Safety Engineer, based on the inclusion of Sprinkler Protection to both levels, which the building has.

If the alternative solution path is not considered then the ceiling to the existing ground floor would need to be replaced with a FRL 180/180/180 ceiling.

2.3 FLOOR BY FLOOR SEPARATION.

As the building is of Type A construction and the basic principal if that the building will be separated into fire compartments on a floor by floor basis, Clause C2.6 requires spandrel or a horizontal slab projection to prevent fire spread from floor to floor, except where sprinkler protection of the floors is provided.

Note also that the existing first floor is timber framed and does not meet the floor separation requirements as described in previous section on floor structure.

.1 Sprinkler Options

It is noted that the existing building is provided with sprinkler protection and there are two options for the proposed design as follows:

- Provide sprinkler protection to the entire building (existing and new tower). In this case spandrel protection is not required.
- Provide Sprinkler protection to only the existing building(basement, ground and first floors. The new tower would not need to be sprinkler protection however the existing building would need to be totally fire separated from the new building.

2.4 SOLE OCCUPANCY UNIT SEPARATION

Table 3 of BCA Specification C1.1 requires that the wall separating Sole Occupancy Units(SOU) and walls separating SOU's from public corridors and other areas are to be fire rated (FRL 90/90/90 or FRL --/90/90) and any doors in walls are to be fire rated.

Below is a plan of level 1 which shows the fire rated walls around the SOU's as well as stairs and lift.

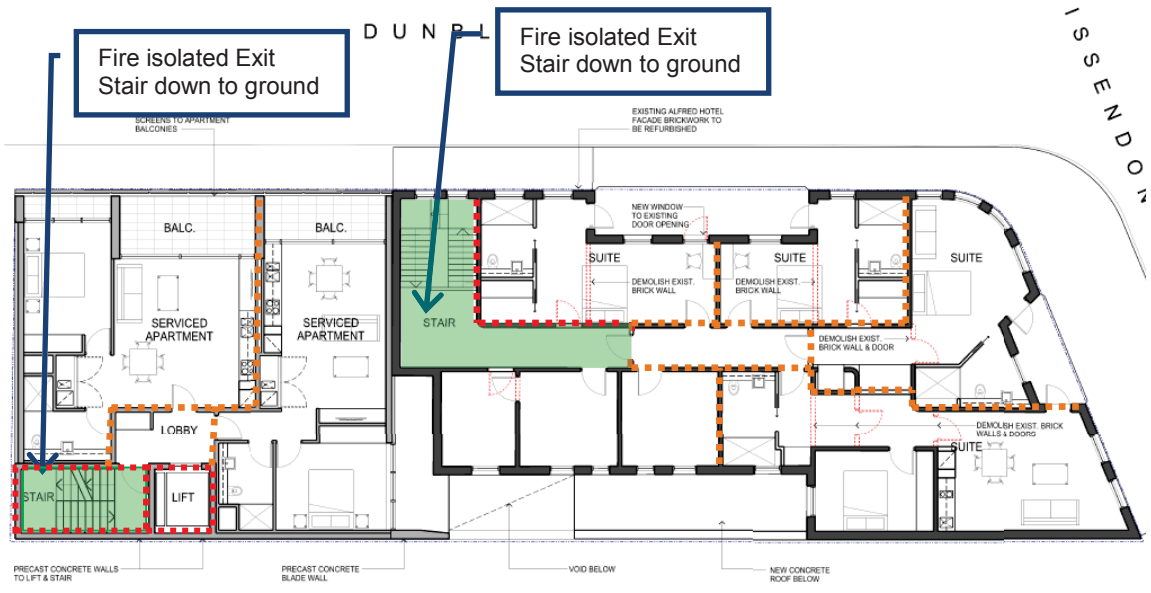


Figure 3

As the level is fire separated by fire walls into a number of Sole Occupancy units. Because of this any opening in different SOU's that face each other and are in close proximity to each other are to be protected to prevent fire transfer between units.

The diagram below indicates the windows that will require fire protection. Protection options are fire rated windows or external window drenchers.

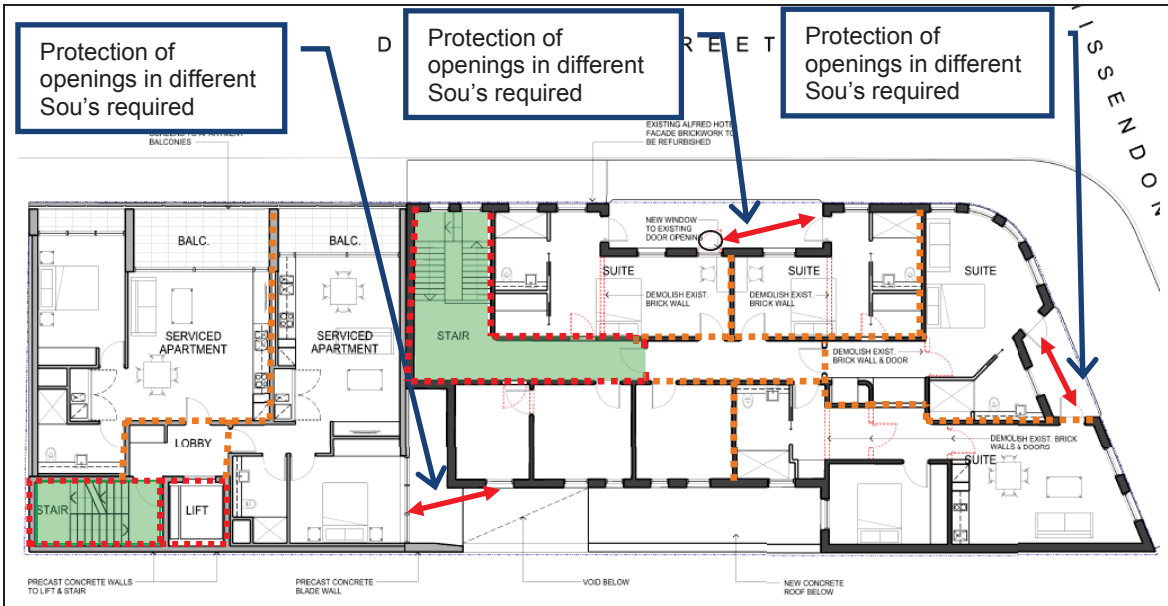


Figure 4

Options

As the existing building is sprinkler protected there may be an option to develop an Alternative Solution to providing external drenchers based on the fact that the building is sprinkler protected. The Alternative Solution is to be developed by an independent Fire Safety Engineer to show that the proposed arrangement will meet the Performance requirements while not complying with the Deemed to Satisfy Provisions.

3 PART D – ACCESS AND EGRESS

The requirements for access to and egress from, a building are dependent upon the number of occupants within the building, within the design new exits will be provided as well as potential use of existing exits.

The upper residential levels are provided with a single fire isolated stairs that will provide sufficient width for the number of occupants.

The ground floor level will include a higher number of occupants due to the proposed uses as follows:

3.1 OCCUPANT NUMBERS

Table 3 sets out the areas within the building and the associated occupant numbers, based on the areas and their use as defined in Table D1.13 of the BCA.

Table 4- Ground Floor Area Use & Occupants

	Use		Approx. Area(m2)	Occupants density	Occupants
Basement Level	Kitchen stores and toilets	Class 6	300	30 m2/p	10
Ground Floor	Bar, Lounge, Bistro	Class 6	250	1 m2/p	250
First Floor	Serviced Apartments	Class 3	300		< 40
Level 2 to 6	Serviced Apartments	Class 3	109		< 20

3.2 EXITS.

Clause D1.6 of the BCA sets out the required width of exits based on the number of people in the area. The requirements are based on a floor by floor basis and are dealt with in the following section.

3.3 NUMBER OF EXITS AND DISTANCES TO EXITS

Travel distances to exits is set by Clause D1.4 which requires the following:

- For Basement and Ground Floor levels - No point on the floor of each level is to be more than 40m from one of two exits with travel to a point of choice of two exits within 20m.
- For Upper Residential levels, the door of a Sole Occupancy Unit is to be within 6m of a single exit or to a point of choice of two exits where provided. Areas not within a Sole Occupancy Unit are to be within 20m of an exit or a point of choice of two exits.

.1 Basement levels.

Clause D1.2 of the BCA requires that at least two exits be provide from each basement level where there is a rise of 1.5m or more. The design includes two exits from the basement level, however a door & corridor needs to be provided between the east and west sides of the building as indicated in the image below. Also all areas of the basement levels are within 40m of one of the two exits, therefore meeting the requirements for exit travel distance.

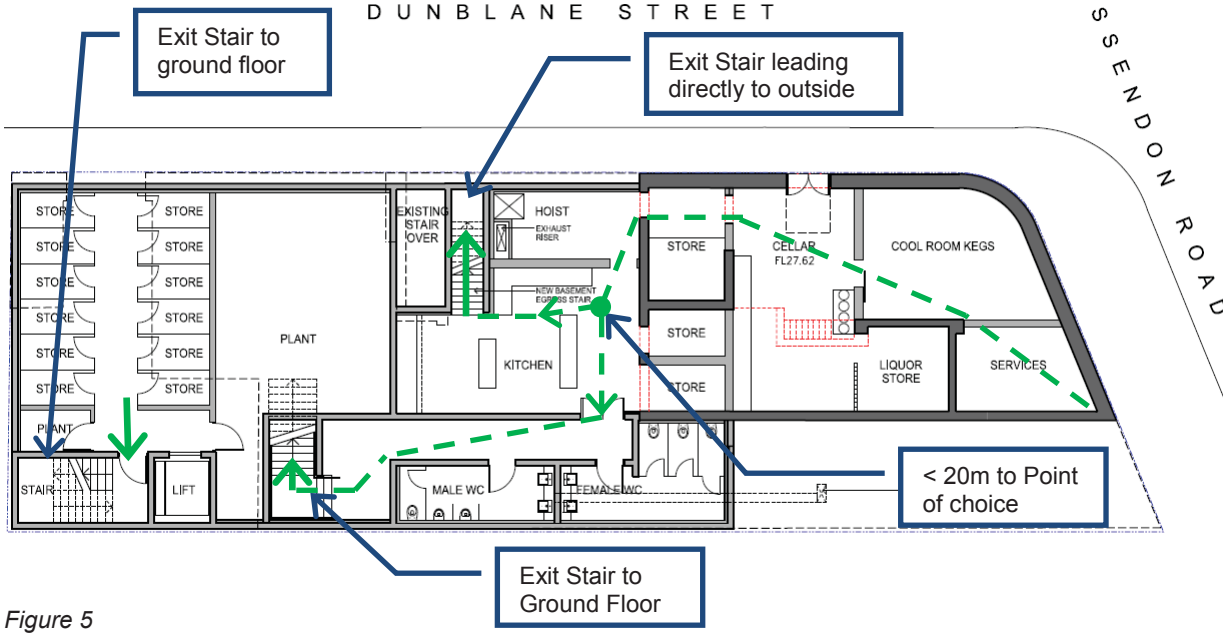


Figure 5

.2 Ground Floor Level

For the 300 occupants in the ground floor area a minimum of 3m width of exits is required. The design currently includes two exits one double door entry / exit to the Missenden Road side and one double door entry / exit to the Dunblane street side, both are approximately 1.6m wide and therefore should meet the min total 3m wide exit width requirement. Within the detailed design the clear width opening of the doors are to be more than 1.5m each.

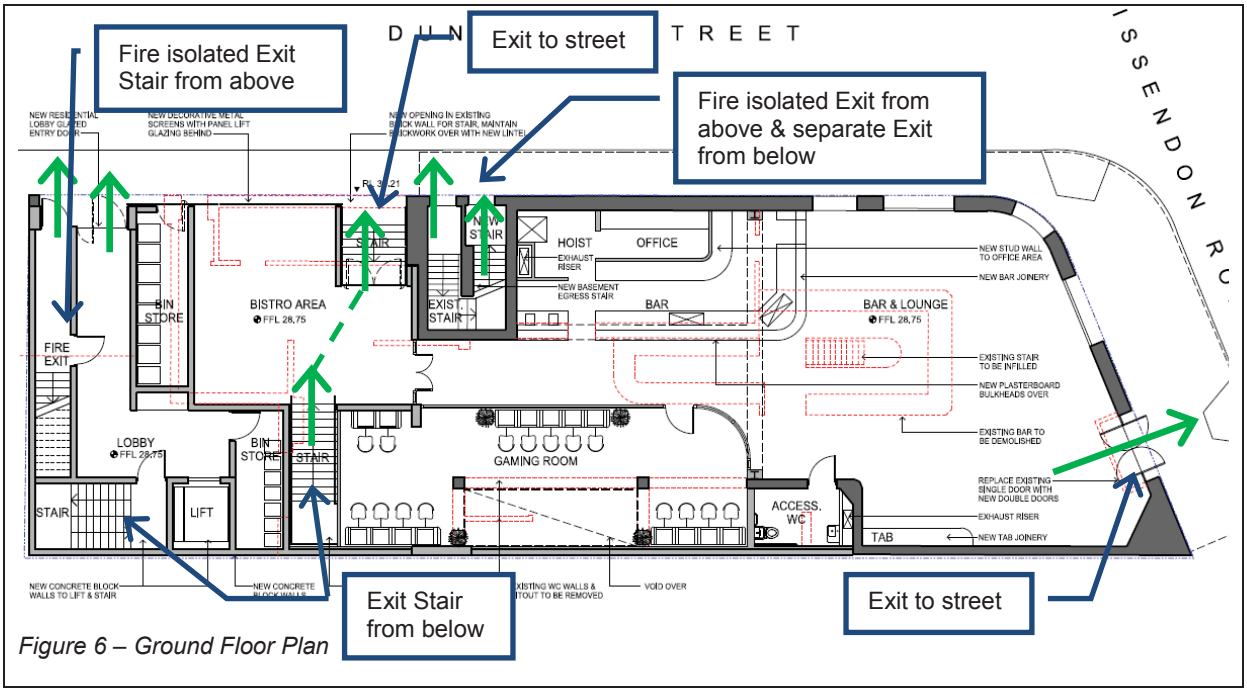


Figure 6 – Ground Floor Plan

.3 First Floor Level

The first floor is a residential level, split up into two groups of Sole Occupancy Units with each group having access to one of the two fire isolated stairs.

The eastern side group of units has a central corridor which is approximately 8m in length. The door to the fire stair is to be moved to reduce the length of the corridor and travel distance to less than the 6m maximum travel distance as indicated in the plan below.

As each SOU has access to at least one exit and the travel distance from the door to the stair will be less than 6m, compliant travel distance and egress provision will be provided.

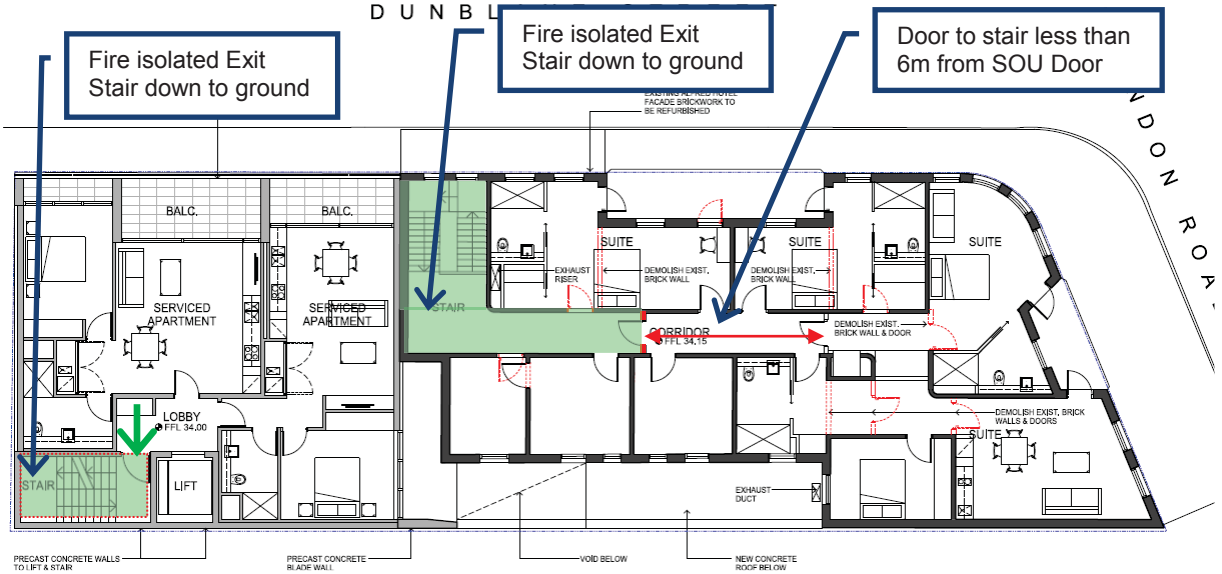


Figure 7- Level 1 Floor Plan

.4 Upper floor levels

The upper floor levels (level 2 – 6) have two serviced appartment SOU's on each level both having access to the single fire isolated exit stair.

As each SOU has access to at least one exit and the travel distance from the door to the stair is less than 6m, compliant travel distance and egress provision will be provided.

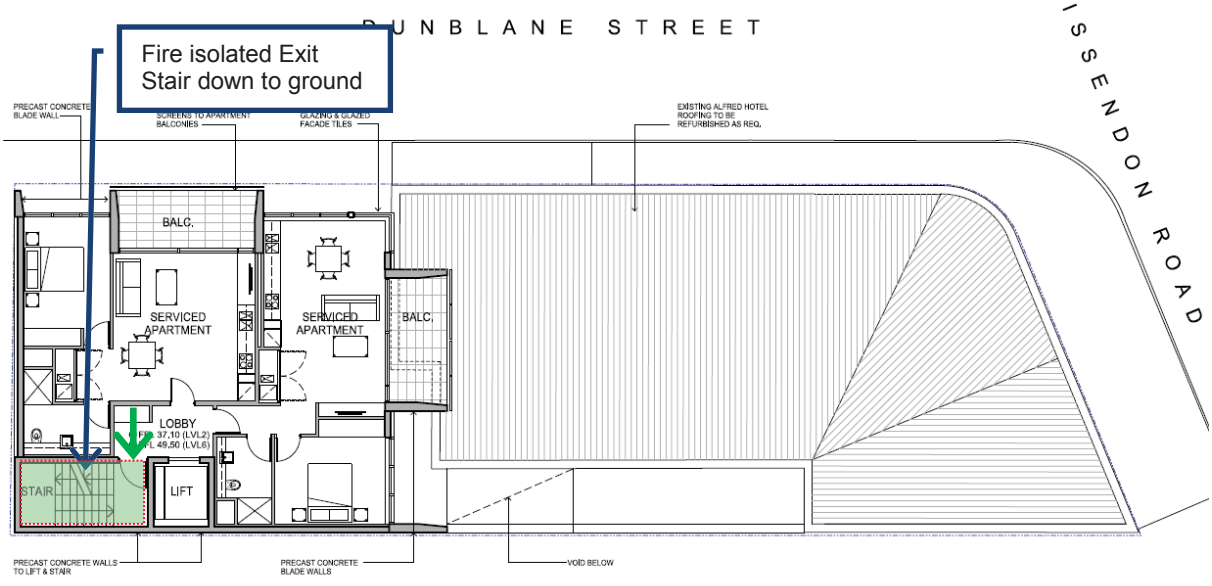


Figure 8- Typical Floor Plan Level 2 – Level 6

3.4 CONSTRUCTION OF EXITS PART D2

Clause D1.3 of the BCA requires that any stair that connects more than 2 floors (3 floors in a class 3) is to be fire isolated and this would apply to the stairs from the upper tenancy levels.

Therefore the stair connecting basement to the ground floor are not required to be fire isolated, however the stair connecting the first and upper floor are to be fire separated from the ground and basement floor levels.

The stairs are to be designed to meet the requirements of Part D2 of the BCA, which will include

- Store rooms or other enclosed spaces under stairs are to be fire rated enclosures.
- Going lengths and riser heights for the new stair are to meet the following requirements.
    - Riser – Max 190mm high, - Min 115mm high.
    - Going – Max 355mm long, - Min 250mm long
    - 2 x R + G – Max 700mm – Min 550mm.
- Conspicuous nosing to each of the stair treads.
- Threshold height at any external door to be less than 50mm. this will apply to all entries to be constructed, which should include a threshold ramp to eliminate any steps in the Access path.
- Handrails to be provided to both sides of the new stair, with extensions at the ends to comply with AS1428.1.
- Door locks and latches are to be located between 900mm and 1100mm above the floor.
- Balustrades to edges of landings to be at least 1m high.
- Tactile ground surface indicators will be required at the top and bottom of all stairs except enclosed fire stairs.
- Landings ramps and stairs to have the following slip resistant characteristics.

Table D2.14 SLIP-RESISTANCE CLASSIFICATION

Application	Surface conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

3.5 PART D3.1 – GENERAL ACCESS REQUIREMENTS

Under the BCA requirements in Part D3.1, an access pathway is required to areas depending upon the usage of the area and is as follows:

Class 6 (Kitchen and stores areas)

- The area may be exempt from the provision of access due to the potentially hazardous nature of the area as a Kitchen service area, designed for preparation of food that is to be delivered to the ground floor level. As permitted by Clause D3.4 below

BCA D3.4 Exemptions

The following areas are not required to be accessible:

(a) An area where access would be inappropriate because of the particular purpose for which the area is used.

(b) An area that would pose a health or safety risk for people with a disability.

(c) Any path of travel providing access only to an area exempted by (a) or (b).

Class 6 Use;

- *To and within all other areas normally used by the occupants,*

Class 3 use:

- *From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.*
- *To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.*
- *Where a ramp complying with AS 1428.1 or a passenger lift is installed—*
    - *to the entrance doorway of each sole-occupancy unit; and*
    - *to and within rooms or spaces for use in common by the residents*

  located on the levels served by the lift or ramp

As a lift is provided to the upper apartment levels, access is to be provided to the entry door of all units on at least one level.

As the building contains a total of 18 SOU's, the BCA requires in Section D3.1, that at least two of the SOU's is an accessible SOU.

Note: The current plan does not indicate which units are accessible. The layout of the typical units will need to be altered to enable the unit to be accessible.

3.6 PART D3.2 GENERAL BUILDING ACCESS REQUIREMENTS

Access is to be provided from the street frontage to the main entry and at least 50% of entries,

Within the design access is to be provided as follows:

- An accessible path is to be provided from the Missendem Road street frontage into the bar area. The second street frontage would not be possible due to the difference between the existing floor level and the street level. This entry also would provide access to all areas of the Bistro, Bar and Gaming lounge.
- Access to at least one of the SOU levels as a lift is provided, with access to be provided to the front door of all the SOU's on that level.

3.7 PART D3.3 PARTS OF BUILDING TO BE ACCESSIBLE.

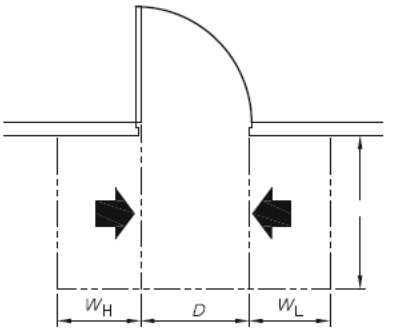
Where access is required under part D3.2 of the BCA, access is required to all areas normally used by the occupants and includes areas such as toilet facilities, meeting rooms self service kitchens etc.

Access paths, door widths and door clearances are to comply with AS1428.1 - 2009

The current design for the room layouts indicate that access could be provided to all areas, based on the final construction design.

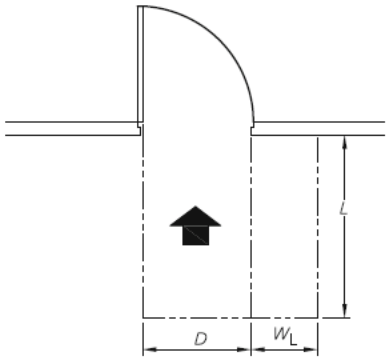
The following criteria from As1428.1 sets out the requirements for providing access, that should be included within the detailed design:

- All doorways should be minimum 850mm clear (require min. 920mm leaf doors)
- Provide side clearances to doors as per Figure 31 of AS1428.1(refer below.)
- Provide lobbies with min 1450mm clear lengths to enable usability. (refer below)



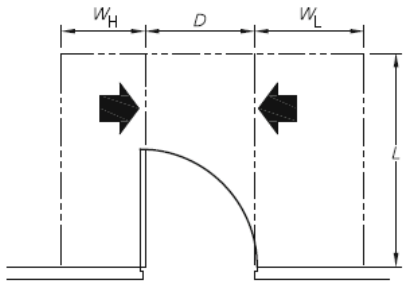
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user



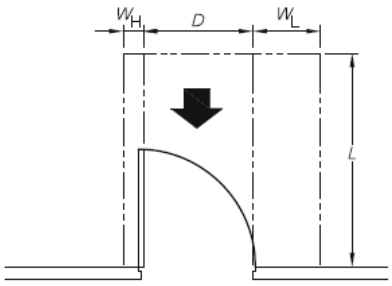
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user



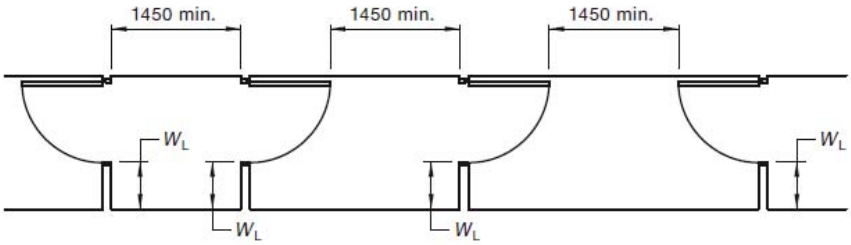
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach, door opens towards user



(a) Continuous accessible path of travel

Figure 9

.1 Lift

The current design includes a lift which will provide access between all the levels, therefore providing access to all floors.

The travel distance of the lift is expected to be approximately 21m to cover all the levels and therefore will require a internal car floor dimensions as set out in the table below.

Lift Requirements		-				
Lift Travel distance	More than 12m		Depth	Width	Emergency Lift	Not Required
	Lift Required	Lift Car dimensions	1600mm	1400mm	Streatcher Facilities	Required if effective height > 12m

The effective height of the building is more than 12m and therefore a Stretcher lift is requirements.

The lift is to be compliant with the requirements for an accessible lift as set out in AS 1735- Part 12.

3.8 ACCESSIBLE TOILET FACILITIES

The current concept drawings indicate that an accessible facilities will be provided on the ground floor level.

Within the documented design a reasonable area is included for the facilities and the detailed design of the facilities appear to meet the requirements of AS1428.1-2009 would be achievable to meet the requirements of the BCA.

3.9 PART D3.5 CAR PARKING

The current design does not includes the provision of car parking spaces, therefore an accessible parking space is not required

3.10 PART D3.6 IDENTIFICATION OF ACCESSIBLE FACILITIES, SERVICE AND FEATURES

Part D3.6 requires signage complying with Specification D3.6 to be included within the building in a number of locations to identify the following:

- All sanitary facilities and the meeting room with a hearing loop.
- Identification of the lift location from the foyer if not evident.
- Identification of the exit doors on each level.

3.11 PART D3.7 HEARING AUGMENTATION

Part D3.7 requires that where an amplification system within a meeting room of more than 100m^2 a hearing augmentation system is to be installed. This would apply where a sound system is installed in the meeting room.

3.12 PART D 3.8 TACTILE GROUND SURFACE INDICATORS

Part D3.8 of the BCA requires that tactile ground surface indicators (TGSI's) be installed at the top and bottom of open stairs and ramps to warn occupants of the associated hazard, where the area is to be accessible.

The detailed documented design is to include tactile indicators to the stairs as required by the BCA and in accordance with AS1428.4.

4 PART E – ESSENTIAL FIRE SAFETY MEASURES.

The Essential Fire Safety Measures to be installed in the building are based on the type size and scale of the building,

The main essential fire safety measures to be installed are:

- Smoke detection throughout all floors with automatic shut down of the air handling systems.
- Fire Hose reels to provide coverage to all floor areas except SOU Areas, located at maximum 4m from the exit.
- Fire Extinguishers are required to SOU's where fire hose reels do not provide coverage.
- Fire hydrant system to provide coverage to all floor areas, with hydrants located within the fire isolated exits.

There are specific requirements relating to the locations of sprinkler valve enclosures, hydrant booster locations, which are to be design to meet the BCA and Australian standards.

Table 5- Essential fire Safety Measures- Class 3

Essential Fire Safety Measures (Part E)		
Fire Hydrants	Required	Located externally, in fire stairs or
Fire Hose Reels	Required	Within 4m of an Exit
Sprinkler Protection	No	
Carpark	-	
Fire Control Centre	Not Required	
Smoke Hazard Management		
	Above Ground Only Exits	**Basement Level Exits**
Stair Pressurisation	**No**	-
Smoke Detection	Smoke detection (clause 3 or 4)	
Smoke Exhaust System		
General Area	None	
	-	
Exit Signs & Lighting	Exit signs & Emergency Lighting Required	
SSISEP	Required for aged, disabled or school	
Sound Systems and Intercom Systems for Emergency Purposes		

Table 6- Essential Fire Safety Measures - Class 6

Essential Fire Safety Measures (Part E)		
Fire Hydrants	Required	Located externally, in fire stairs or r
Fire Hose Reels	Required	Within 4m of an Exit
Sprinkler Protection	No	
Carpark	-	
Fire Control Centre	Not Required	
Smoke Hazard Management		
	Above Ground Only Exits	**Basement Level Exits**
Stair Pressurisation	**No**	-
Smoke Detection	Either Smoke Detection,Zone Press,Stair Press or Sprinkler protection	
Smoke Exhaust System		
General Area	Not Required	
	-	
Exit Signs & Lighting	Exit signs & Emergency Lighting Required	
SSISEP	Not Required	
Sound Systems and Intercom Systems for Emergency Purposes		

5 PART F – HEALTH AND AMENITY

5.1 PART F1 – DAMP AND WEATHERPROOFING

The external façade of the building is to be designed to maintain weatherproofing and prevent water ingress to the building.

5.2 PART F2 – SANITARY AND OTHER FACILITIES

.1 Ground Floor Level

New toilet facilities are provided within the design to ground floor level areas.

Part F2 of the BCA sets out the required number of toilets to be provided based on the number of people that will be catered for within the building and the use of the building.
The current design includes toilet facilities located in the basement level for the use of the bar & bistro area and the basement kitchen area. There is also an accessible wc located on the ground floor level. The facilities provided would be sufficient for up to 200 people in the area. The governing factor is that there are only two Female WC's provided, which restricts the numbers to 100 female patrons/ occupants, including the use of the accessible wc.
This is less than the potential number of occupants on the ground floor level.

Table 7 Toilets for Bar, Bistro

Toilet Requirements			Female		Male			
Occupants	Use for toilets	Split /Females	WC	HB	WC	U	HB	Access
200	D-Cafe Restaurant - Patrons	50%	3	2	1	2	1	1
10	A-Class 3,5,6 & 9 other than school - Employees	50%	1	1	1	Not Req	1	1

.2 Residential Level

Part F2.1 of the BCA requires that each Sole Occupancy Unit is to be provided with the following:

- a kitchen sink and facilities for the preparation and cooking of food; and
- a bath or shower, and
- a closet pan and washbasin
- Laundry facilities either within the SOU.

The current design includes kitchens and laundries to each SOU to meet these requirements.

5.3 PART F3 – ROOM SIZES

Part F3 of the BCA requires the following ceiling heights in certain rooms within a building:

- Airlocks bathrooms storerooms, tea prep areas and the like – 2.1m
- General area – 2.4m
- Commercial Kitchen – 2.4m
- Above stairways, measured vertical above the nosing – 2m

It is noted that the Meeting room will cater for 100 occupants, Part F3 of the BCA requires that a meeting room for more than 100 occupants is required to have a room height of at least 2.7m.

The design appears to be able to meet these requirements and will need to be clarified in the final documented design.

5.4 PART F4 – LIGHT & VENTILATION

.1 Lighting

Lighting is required to all rooms in the building. This can be achieved by either natural daylight, or other lighting methods. If daylight is used the area of windows is to be at least 10% of the floor area.

.2 Ventilation

Ventilation is to be provided to all rooms and this can be achieved by either natural ventilation through operable windows and doors or by mechanical ventilation to AS1668. If natural ventilation is to be used then the area of the operable windows should be at least 5% of the floor area of the room.

Mechanical ventilation will be included to meet the requirements of AS1668, based on the number of people catered for within the spaces.

.3 Kitchen

Where a commercial kitchen is installed it will need to be provided with additional services, such as:

- Exhaust canopy and ductwork to outside will need to be installed if cooking is to be undertaken.
- An exhaust canopy will also be required if a commercial dish washer is installed.
- A grease arrestor will be required where a commercial dish washer is installed
- The design and layout of the kitchen should be to the Australian Standard AS4674.
- A hand basin should be installed. In a commercial kitchen

6 PART H – SPECIAL USE BUILDINGS

This part of the BCA applies to buildings which are used as places of public entertainment (entertainment Venues).

If the Bar and Bistro is considered to be an entertainment venue then there will be additional requirements including:

- A Sound System and Intercomunication System for Emergency Purposes (EWIS) will be required.
- Emergency house light switching will be required.

7 PART J – ENERGY EFFICIENCY

Energy efficiency requirements of the BCA generally apply to the air conditioned parts of the building which are not of Class 2 usage.

NSW Basix legislation applies to the Residential Class 2 sections of the building and a separate Basix assessment has been undertaken for the project.

7.1 PART J1 – BUILDING FABRIC

The insulation requirements of Part J of the BCA will apply to all parts of the building that are enclosed and are to be conditioned, (Air Conditioned).

Where air conditioning is to be included part J of the BCA requires the following insulation characteristics of the building envelope.

The following is an assessment of the building under the various construction parts.

7.2 PART J1.2 THERMAL CONSTRUCTION

The installation of materials associated with the thermal performance of the building are to be in accordance with AS 4859.1.

7.3 PART J1.3 ROOF AND CEILING INSULATION

Due to the location and the building use the Part J1.3 of the BCA requires the following insulation.

Table 8

Insulation Requirements (Part J)			External Walls		Suspended Slab if Open Under	Space above /below Encl & with <1.5 AC/hr		Insulation to Slab on Ground	
Zone 5	Roof & Ceiling	Internal envelope walls							
Roof Colour	R 4.2	space enclosed and vent <1.5AC = R1.0, otherwise R1.8	Total R2.8		R2.0	No Slab Heating	R1.0	No Slab Heating	Nil
Other	Downwards				Downwards	With Slab Heating	R1.25	With Slab Heating	R1.25
	Allows for less than 0.5% of ceiling area to be uninsulated			Other Wall Options		OR Cavity masonry with insulation(total R2.3)			
						or Cavity masonry, 30 degree shaded and insulation (Total R 1.8)			
	Shaft index	Shylight % of floor area	Max SHG Value	Max total U Value		or Cavity masonry, 60 degree shaded and insulation (R1.3)			
Skylight Requirements	< 0.5	4 to 5%	0.34	3.4		Or where space is top hats, Total R1.4 & Glazing option B			
		-				-			

As indicated in the table above, the combined roof and ceiling insulation is to give a total R value of R4.2, assuming a medium colour roofing This is usually achieved by the use of insulation under the roofing and above the ceiling.

7.4 PART J1.4 ROOF LIGHTS

Part J1.4 of the BCA sets out specific requirements for roof lights when the area exceeds 1.5% of the floor area.

No skylights are indicated within the design at this stage.

7.5 PART J1.5 WALLS

External walls are required to achieve a minimum Total R-Value of 2.8, as listed in Table 9 above.

To achieve R 2.8 insulation to the walls the construction can be designed as set out in the following table.

7.6 PART J1.6 FLOORS

Specific thermal performance requirements are set out in Part J1.6 of the BCA for suspended floors with unenclosed perimeters on the lower levels.

If there are any suspended floors that are open below, they will be required to be insulated to prevent heat loss. The minimum insulation required is R2.0 for the floor area typically.

8 PART J2 – EXTERNAL GLAZING

8.1 PART J2.4 GLAZING METHOD 2

Compliance with Part J2.4 is achieved by analysis of the areas of the external façade and the proportional areas of the external glazing. The analysis is undertaken during the detailed design to show compliance based on the building façade elements.

9 PART J3 - BUILDING SEALING

9.1 PART J3.3 ROOFLIGHTS

Any roof lights are to be sealed roof lights or if ventilated are to meet the requirements of Clause J3.3.

9.2 PART J3.4 WINDOWS AND DOORS

Compliance achieved by specifying windows to comply with AS2047

Compliance achieved as specified door frame has neoprene seals to door jambs and door seal specified to base of door leaf.

9.3 PART 3.5 – EXHAUST FANS

Exhaust fans to conditioned spaces, where installed, are to be fitted with self closing dampers.

9.4 PART 3.6 - CONSTRUCTION OF ROOFS, WALLS AND FLOORS

Construction documented will comply if linings specified to internal surfaces with sealed junctions by caulking, skirting, architraves, cornices or the like.

9.5 PART 3.7 – EVAPORATIVE COOLERS

Any evaporative coolers installed in the building are to be fitted with self closing dampers to reduce heating loss when not used or during winter.

10 PART J5 – AIR CONDITIONING AND VENTILATION SYSTEMS

Compliance with Part J5 is not assessed in this review as the system is designed by the mechanical engineer, who will provide a detailed assessment of the design of the systems

CONCLUSION & RECOMENDATIONS

Based on the review of the proposed design, as outlined in the assessment above, it is considered that the proposed design as indicated on the drawings generally could meet the relevant Deemed to Satisfy Provisions of the Building Code of Australia, subject to final detailed design and the addressing of the following non-compliance as described within this report.

Table 9- BCA DTS Non-Compliances

	Requirement	BCA DTS Clause	Existing Building	Non Compliances
CP 2	*(a) A building must have elements which will, to the degree necessary, avoid the spread of fire—* *(i) to exits; and* *(ii) to sole-occupancy units and public corridors; and* *Note: CP2(a)(ii) only applies to a Class 2 or 3 building or Class 4 part of a building.* *(iii) between buildings; and* *(iv) in a building.* *(b) Avoidance of the spread of fire referred to in (a) must be appropriate to—* *(i) the function or use of the building; and* *(ii) the fire load; and* *(iii) the potential fire intensity; and* *(iv) the fire hazard; and* *(v) the number of storeys in the building; and* *(vi) its proximity to other property; and* *(vii) any active fire safety systems installed in the building; and* *(viii) the size of any fire compartment; and* *(ix) fire brigade intervention; and* *(x) other elements they support; and* *(xi) the evacuation time.*	***C2.9 Separation of classifications in different storeys*** *If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows:* *(a) Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower storey.*	Existing Building has a timber framed floor with sprinkler protection	The existing floor framing does not have the FRL of 180/180/180 as required by Specification C1.1

Non-Compliance Options

There are at least two options for the rectification of the above identified Non-Compliance within the detailed design for the project;

- The Non-compliance can be addressed As an Alternative Solution, by an Independent Fire Safety Engineer to clarify if the existing arrangement of a timber framed floor with sprinkler protection will meet the performance requirement of CP2, or
- The existing structure is to be altered, by the replacement of the floor or the addition of a fire rated ceiling that provides the necessary FRL of 180/180/180.

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