

# **Attachment A**

**Applicant's Submission**

Our Ref: M220528

14 March 2025

The General Manager  
City of Sydney Council  
GPO Box 1591  
SYDNEY NSW 2001

**Attn: City of Sydney North Planning Panel**

**SUBMISSION TO PANEL – D/2024/782  
9-13 BOURKE ROAD, ALEXANDRIA**

We act on behalf of the Applicant in relation to the proposed development at the above property subject to D/2024/782. The purpose of this submission is to respond to the recommended conditions of consent by City of Sydney Council.

Whilst we are satisfied with Council's recommendation for approval, subject to a deferred commencement condition relating to the VPA, we do raise issues with the following conditions of consent:

Condition (3) Design Modifications

Condition 3(a) requests shading devices to the western and north-western windows at the ground floor and mezzanine levels. The Applicant submits that shadowing on these windows will effectively become redundant since new developments will be built as the locality redevelops and these will shade the subject site. Importantly, a Section J Report has been completed recently for the development which concludes that even double glazing would not be necessary for this development. An extract from this report has been provided to accompany this submission. It is requested that Council delete this design modification.

Condition 3(b) requests that the driveway width be reduced to 6m. This has not been raised previously by Council's traffic engineer in their referral which formed part of Council's Request for Additional Information on 18 November 2024. The proposed driveway width is necessary for the safe and efficient operation of the storage facility in order to allow for safe turning circles and suitable access for the vehicles which are anticipated to enter and exit the site. This driveway width is standard for self-storage facilities as advised by StorHub who have constructed and operate numerous self-storage facilities. A lot of self storage customers will be driving removalist trucks for the first time and a wider driveway creates a safer ingress and egress path with greater visibility for drivers and pedestrians.

Condition 3(d) asks to remove the words 'or similar' on design plans. We request this condition be deleted in case of the availability of materials or colours.

Condition 38 Acid Sulphate Soils Management Plan

Condition 38 requires an Acid Sulphate Soils Management Plan to be prepared.

Notwithstanding this, Councils Assessment Report to the Planning Panel states the following at Page 19:

*The application does not proposed works requiring the preparation of an Acid Sulfate Soils Management Plan.*

Therefore, in accordance with the above it is requested that Condition 38 is deleted.



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Condition 58 Decommissioning of Stormwater Line

Condition 58 requires the proposed stormwater line and associated pits to be constructed prior to the demolition of the existing building. This would not be possible since the new pits will sit within the footprint of the existing building and therefore could not be constructed until the existing building is demolished.

As such it is requested that Condition 58 be modified as follows:

**(58) DECOMMISSIONING OF STORMWATER LINE**

Prior to the ~~demolition of the building~~ **decommissioning of the existing stormwater line** on the site:

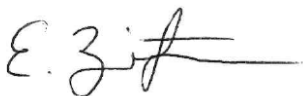
- (a) The proposed stormwater line and associated pits with Lots 2 and 3 must first be constructed, and a Works as Executed survey carried out by a registered surveyor and submitted to council.
- (b) Upon receipt of written approval of the above works by Council's Area Planning Manager, the existing stormwater pipe draining Bourke Road to the stormwater channel at the rear must be decommissioned to the satisfaction of Council's Area Planning Manager.

**Reason**

To ensure that the alternative drainage for site is constructed and approved, to avoid the risk of localised flooding if an operational pipe is damaged and blocked during demolition and removal of foundations

Should you require any further information or clarification regarding the above request, please do not hesitate to contact the undersigned on 0429232996.

Yours faithfully,  
Planning Ingenuity Pty Ltd



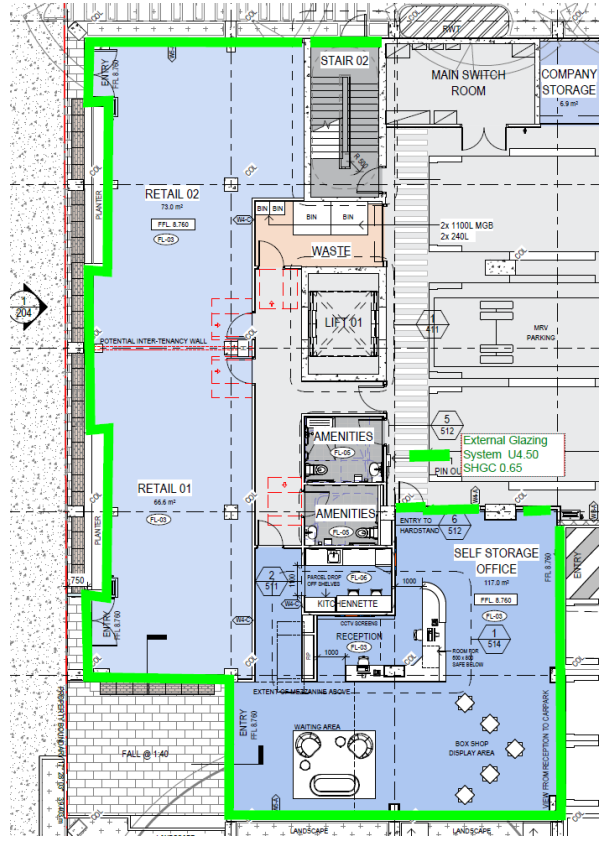
Emma Ziegenfusz  
**SENIOR PLANNER**

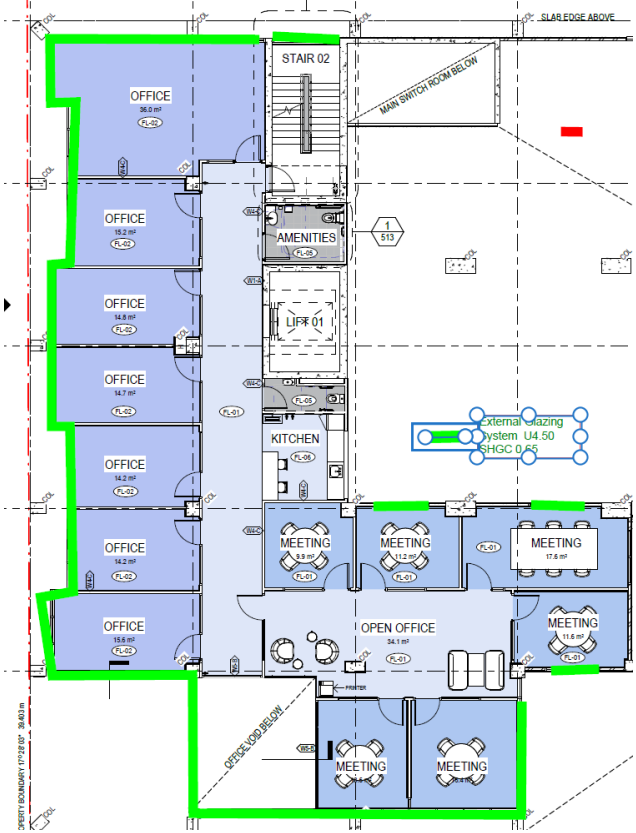
3.2. PROPOSED MODEL 2 - GLAZING SPECIFICATIONS

The total system (Glass infills + Frame) U-values and SHGC of glaze vision panels in Table 2 are to be achieved for the refurbished areas.

Please note that the acoustic treatment, structure, and safety requirements have not been considered in this thermal assessment. The appointed Facade contractor/Glazier is to meet the min requirement/ targets when specifying the final glazing system product.

TABLE 2: PROPOSED GLAZING THERMAL PERFORMANCE REQUIREMENTS

Items	Glazed Systems – Construction Specifications	Total System (including thermal bridging) (Frame + Glass) Allowable U-value (W/m2. K)	Total System (including thermal bridging) (Frame + Glass) Allowable SHGC
External Glazing	<p><b>New Glazed Façade – This typically would reflect use of Single glazed low-E glass + standard Aluminium Shopfront frame system.</b></p> 	≤4.50	≤0.65

			
Internal Glazing	This typically would reflect use of Clear glass with standard aluminium frame	≤6.50	≤0.85
Shading	As per architecture design		