



# Cleanaway

## Charter Hall

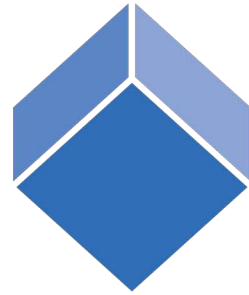
### Design Report

DEC 2021  
ISSUE 01

## Client

Charter Hall

# Charter Hall



---

**nettletontribe**  
architecture

### Sydney

T +61 2 9431 6431

E [Sydney@nettletontribe.com.au](mailto:Sydney@nettletontribe.com.au)

### Brisbane

T +61 7 3239 2444

E [brisbane@nettletontribe.com.au](mailto:brisbane@nettletontribe.com.au)

### Melbourne

+61 3 8547 1400

E [melbourne@nettletontribe.com.au](mailto:melbourne@nettletontribe.com.au)

### Canberra

T +61 2 6107 3090

E [canberra@nettletontribe.com.au](mailto:canberra@nettletontribe.com.au)

### Perth

T +61 8 6166 9488

E [perth@nettletontribe.com.au](mailto:perth@nettletontribe.com.au)

## Acknowledgment of Country

We acknowledge the enduring spirit of Country and the stories, songlines, languages, land, skies and waters that have nurtured the local people here since the beginning of time. We pay our respects to the local peoples of the Gadigal of the Eora Nation what we now call Sydney, who have cared for their Country for thousands of generations.

We also acknowledge the peoples of the Gadigal of the Eora Nation who hold trade and care responsibilities to the Country upon which the recycling facility will be developed.

We pay respect to their elders past, present and emerging and recognise their continuing, living practices, acknowledging the intricate knowledges and kinship relationships they each hold to this Country. They are, and forever will be, embedded within this space.

We also acknowledge the many First Nations people who now know this Country as their home and mother and recognise the care-taking relationships they hold here.

# Contents

|  |    |
|--|----|
| 01 INTRODUCTION                          | 5  |
| Executive Summary                        | 6  |
| Development Summary                      | 7  |
| Compliance With SEPP WSEA                | 8  |
| 02 LOCATION & CONTEXT                    | 9  |
| Locality                                 | 10 |
| Planning Controls                        | 12 |
| 03 SITE CONTEXT                          | 15 |
| The Site                                 | 16 |
| Site Analysis                            | 17 |
| 04 DESIGN PROPOSAL                       | 18 |
| Massing Strategy                         | 19 |
| Vehicle Access / Movement                | 20 |
| Architectural Precedents & Design Intent | 21 |
| Materiality                              | 22 |
| Existing vs Proposed                     | 23 |
| 05 ARCHITECTURAL DRAWINGS                | 24 |
| Floor Plans                              | 25 |
| Elevations                               | 27 |
| Sections                                 | 29 |
| Landscape Plan                           | 30 |
| Indicative Perspectives                  | 31 |



# 01

## INTRODUCTION

## INTRODUCTION

# Executive Summary

Charter Hall are seeking to establish a purpose-built facility for Cleanaway at 600 Woodstock Avenue, Rooty Hill

### The Proposal

Construction of a material recycling facility comprising of 6,985sqm internal storage area and gfa of 587m<sup>2</sup> ancillary office space, with landscaping to all street frontages and separate car parking area accessed from Woodstock Ave.

### Detailed Description

Demolition of existing warehouse structure.

Construction and operation of a purpose built Materials Recycling Facility comprising a total of 7,572m<sup>2</sup> gross floor area, including:

- Maximum building height of RL 57.83m. [±/-500mm]
- Warehouse space: 6,985m<sup>2</sup>
- Office space (across two levels) and amenities: 811m<sup>2</sup>
- Capacity to process up to 120,000 TPA
- Car parking provided on-site: 40 car spaces
- Hard and soft landscaping
- Building identification signage



Development Summary

Areas

|  |   |   |                                       |
|--|---|---|---------------------------------------|
| 19,705m <sup>2</sup><br>Site Area        | 7,572m <sup>2</sup><br>Gross Floor Area | 9%<br>Deep Soil Area                        | 6,732m <sup>2</sup><br>Warehouse      |
| 235m <sup>2</sup><br>Warehouse Amenities | 18m <sup>2</sup><br>Weigh Bridge Office | 6,985m <sup>2</sup><br>Total Warehouse Area | 587m <sup>2</sup><br>Ancillary Office |

Parking

|                                      |                          |  |
|--------------------------------------|--------------------------|--|
| 40<br>Staff & Visitor<br>Car Parking | 4 tbc<br>Bicycle Storage |  |
|--------------------------------------|--------------------------|--|

# Compliance With SEPP WSEA

This document has been prepared in compliance of the Clause 31 of SEPP WSEA regarding design principles the objectives for good design in Better Placed (Government Architect NSW, 2017)

| Reference                         | Requirements   | Response/Reference  |
|-----------------------------------|--|---|
| Issue and Assessment Requirements |  |   |
| 31                                | Design Quality<br><br>(a) the development is of a high quality design, and<br>(b) a variety of materials and external finishes for the external facades are incorporated, and<br>(c) high quality landscaping is provided, and<br>(d) the scale and character of the development is compatible with other employment-generating development in the precinct concerned. | Section 4.0 Design proposal page 18 to page 30<br>Demonstrate how the building responds to Design excellence and objectives of good design in better places |
|                                   |  |   |
|                                   |  |   |

# 02

## LOCATION & CONTEXT

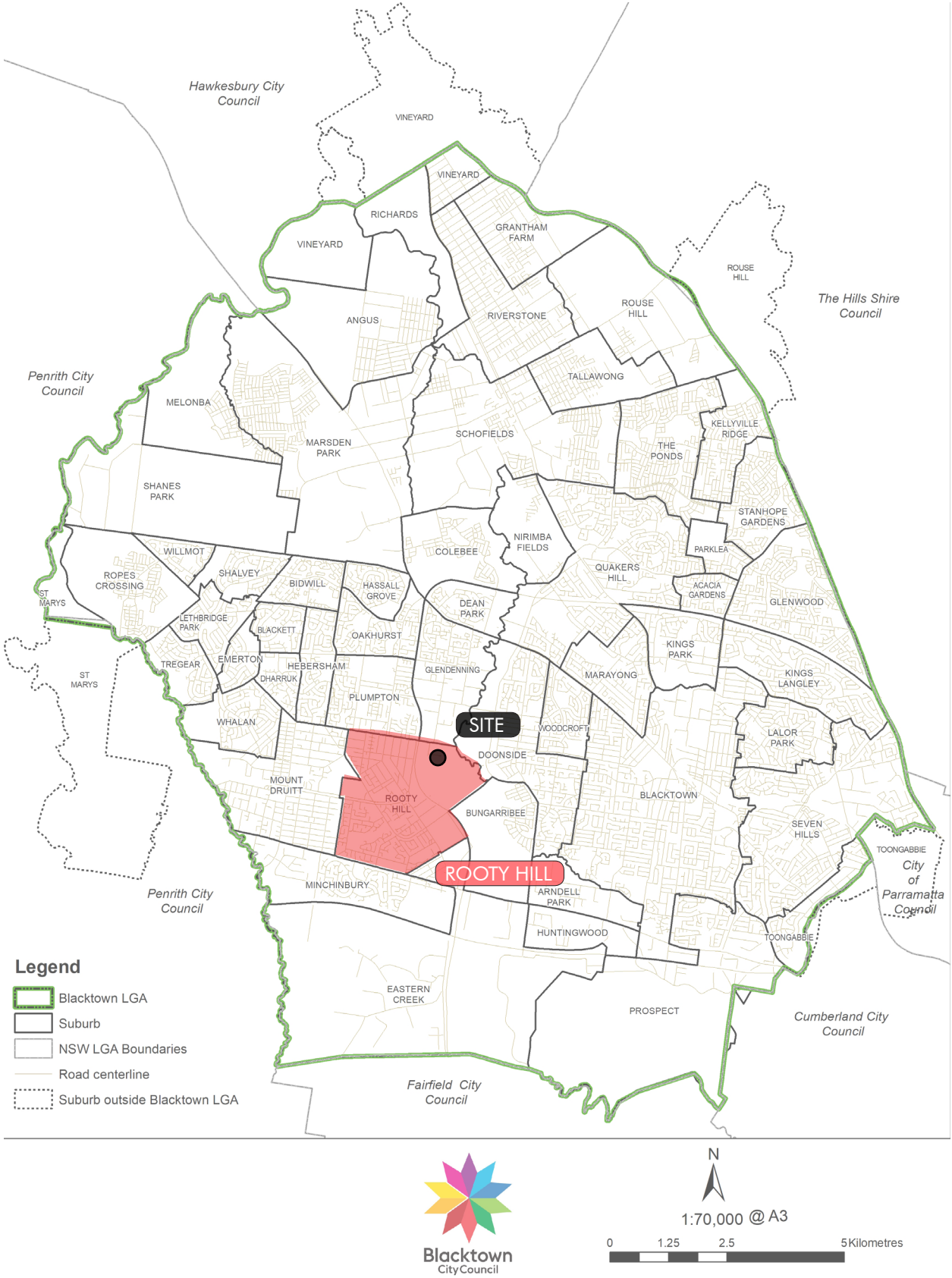


LOCATION & CONTEXT

Locality - Rooty Hill in Blacktown City Council LGA

The site is located within the suburb of Rooty Hill under the Blacktown City Council. (LGA).

The site is approx 45km west of Sydney City, 4km north east of Westfield Mt Drutt and centrally located within the LGA.



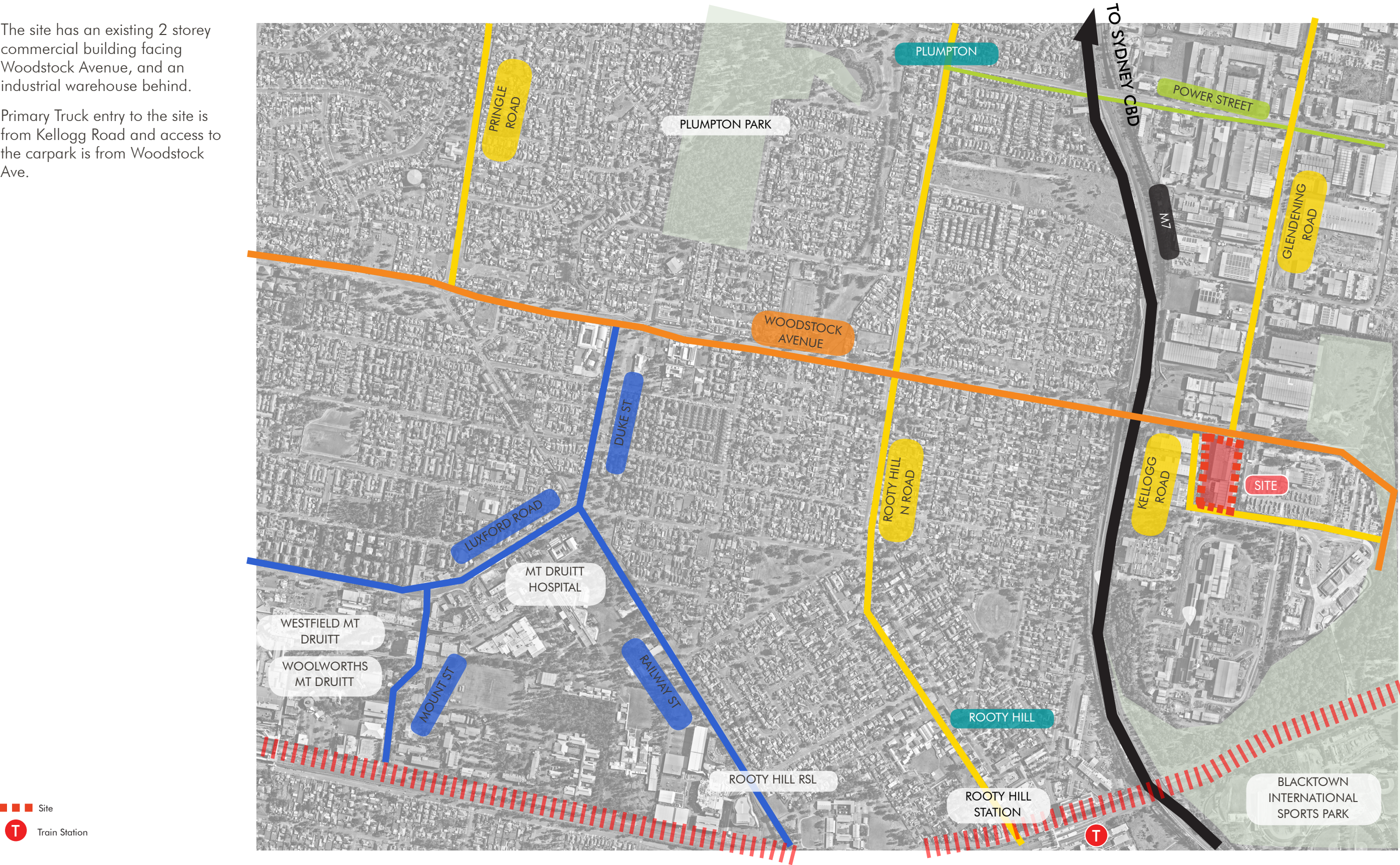


LOCATION & CONTEXT

Locality - Rooty Hill in Blacktown City Council LGA

The site has an existing 2 storey commercial building facing Woodstock Avenue, and an industrial warehouse behind.

Primary Truck entry to the site is from Kellogg Road and access to the carpark is from Woodstock Ave.





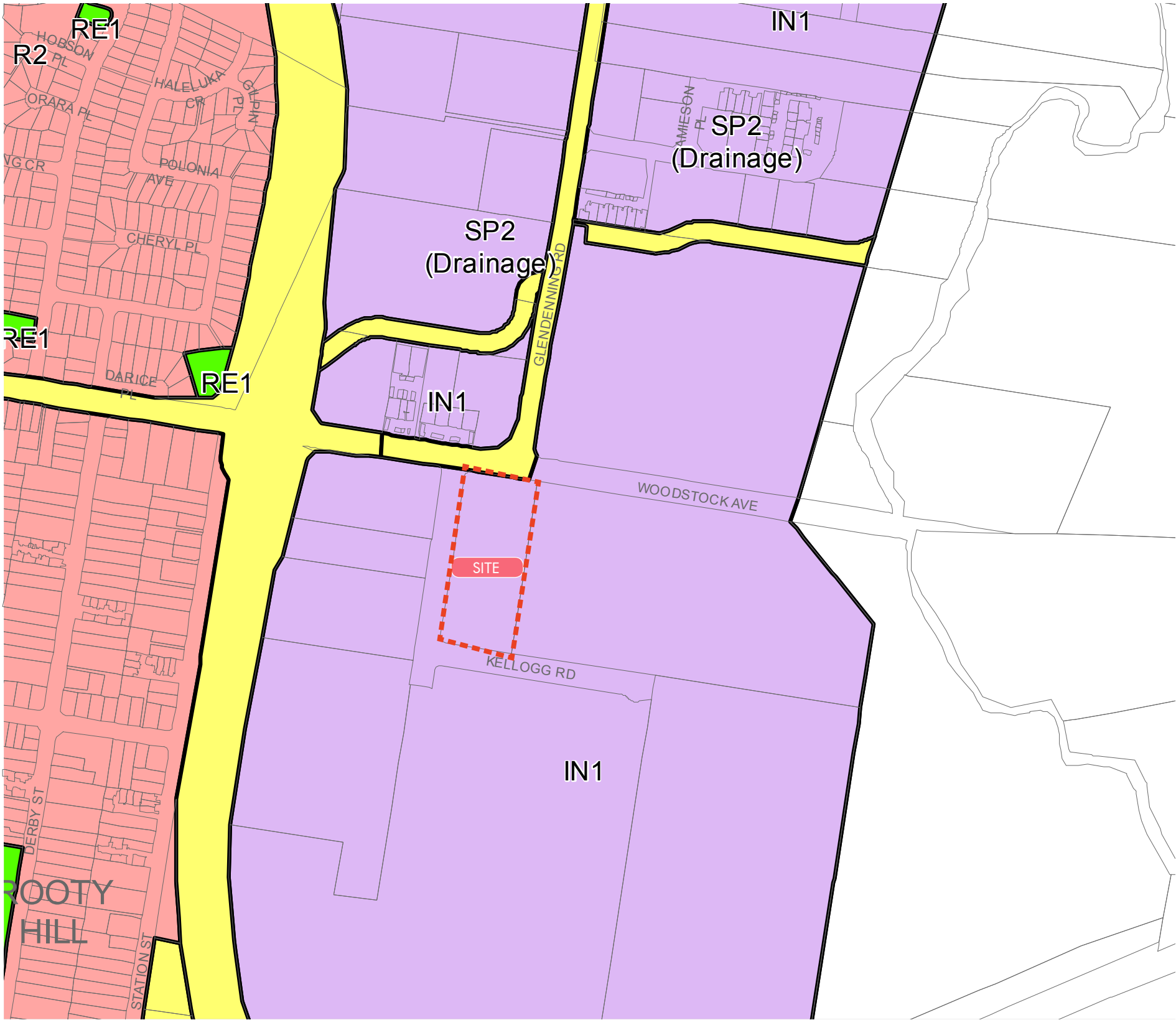
# Planning Controls

Land Zoning Map - Sheet LZN\_008

- Zone**

  - B1 Neighbourhood Centre
  - B2 Local Centre
  - B3 Commercial Core
  - B4 Mixed Use
  - B5 Business Development
  - B7 Business Park
  - E2 Environmental Conservation
  - E3 Environmental Management
  - IN1 General Industrial**
  - IN2 Light Industrial
  - R1 General Residential
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - R4 High Density Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - RU4 Primary Production Small Lots
  - SP1 Special Activities
  - SP2 Infrastructure
  - W1 Natural Waterways
  - UL Unzoned Land
  - SRGC SEPP (Sydney Region Growth Centres) 2006
  - SREP 30 Sydney Regional Environmental Plan 30 - St Marys
  - WSP SEPP (Western Sydney Parklands) 2009
- Cadastre**

  - Cadastre 28/03/2014 © Blacktown City Council
  - Cadastre Addendum 12/03/2015 © Colebee Area



Planning Controls

Height of Buildings Map  
Sheet HOB\_008

Maximum Building Height (m)

|    |     |
|----|-----|
| H  | 7.5 |
| J  | 9   |
| K  | 10  |
| M  | 12  |
| N  | 14  |
| O  | 16  |
| P  | 18  |
| Q  | 20  |
| R  | 21  |
| S  | 24  |
| T  | 26  |
| U  | 32  |
| V  | 38  |
| W1 | 40  |
| W2 | 44  |
| Y  | 50  |
| Z  | 56  |
| AA | 64  |
| AB | 80  |

Cadastre

Cadastre 03/08/2020 © Blacktown City Council



Planning Controls

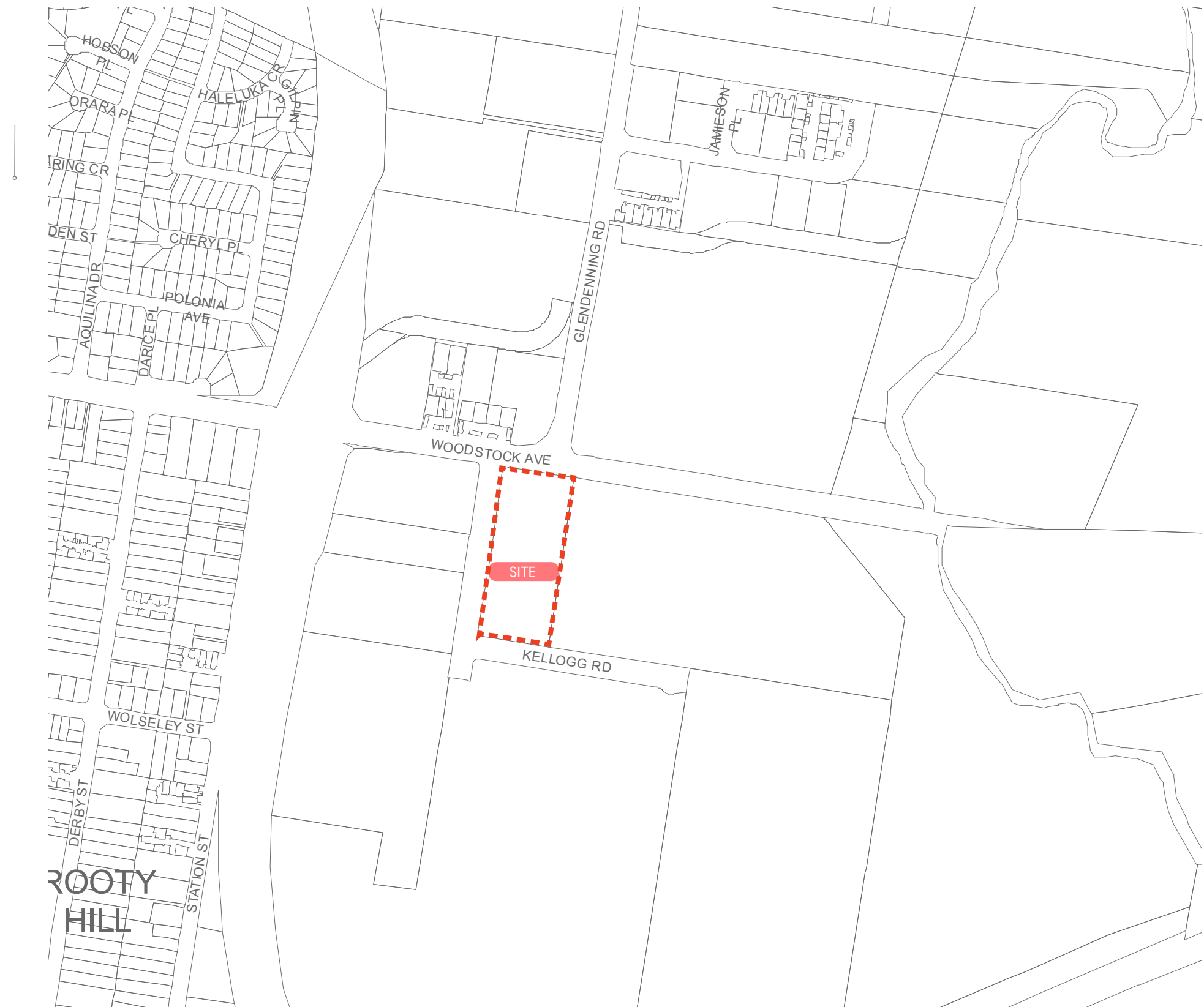
Floor Space Ratio Map - Sheet FSR\_008

Maximum Floor Space Ratio (n:1)

- A 0.15
- V 3
- X 4
- Y 4.5
- Z 5
- AA1 6
- AA2 6.5
- AB 7.5
- AC 8.5

Cadastre

Cadastre 28/03/2014 © Blacktown City Council





# 03

## SITE CONTEXT

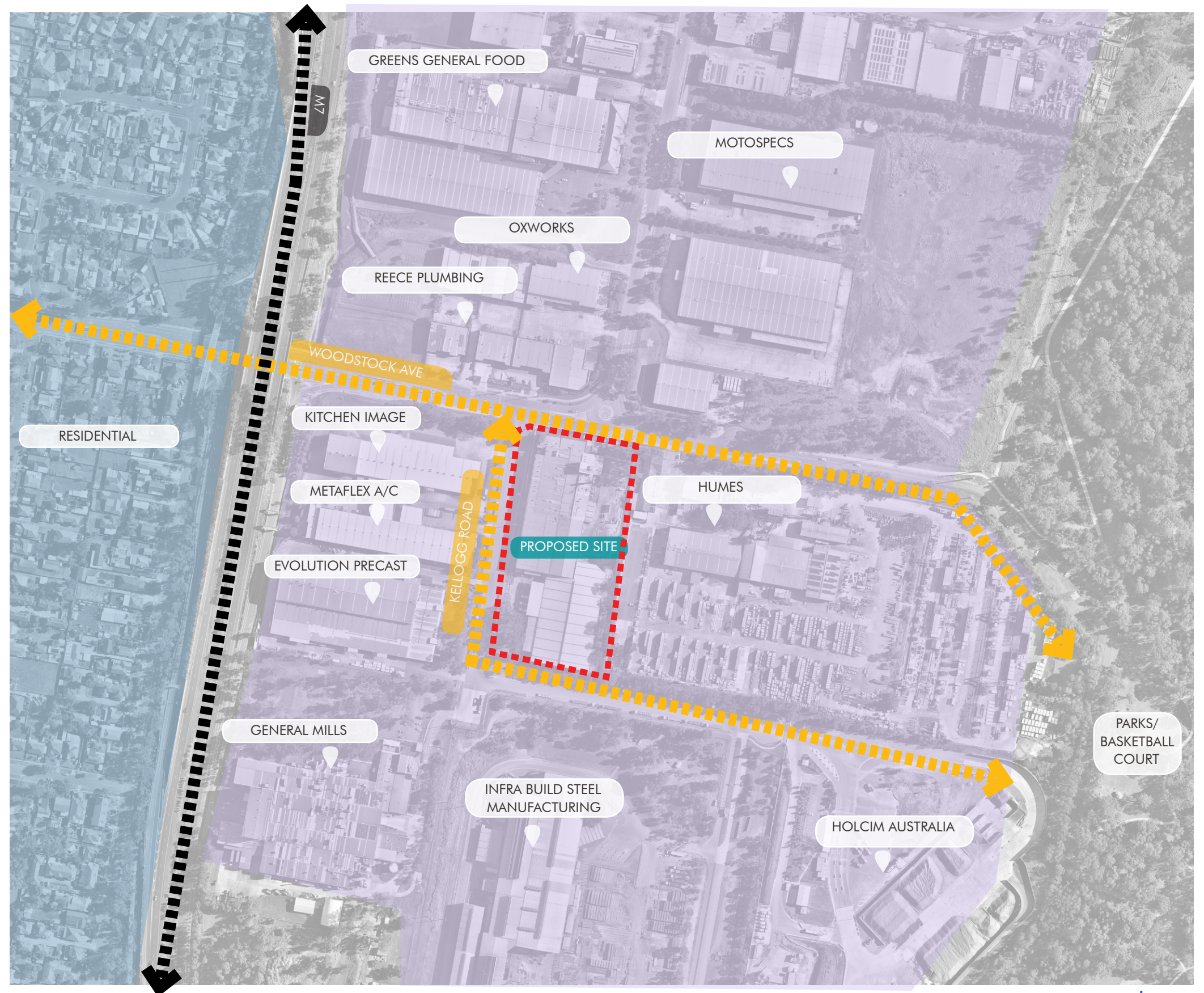


## The Site

### Site Context

Located in Rooty Hill Industrial Precinct the site has 3 frontages - Woodstock Ave. to the North and Kellogg Road West-South. The site is surrounded by industrial and commercial buildings at the edge of the Western Sydney Parklands to the East.

Woodstock Avenue connects to residential precinct to the west and onramp to the M7 to travel south towards the lighthouse interchange. North along Glendenning Road to general industrial precinct and Glendenning. Approx. 2km walk south-west to Rooty Hill Train Station





## Site Analysis

### Topography

The Site has a cross fall of approximately 6m from Woodstock Avenue at the North to Kellogg Street at the south-east corner.

### Street Frontage

The proposed site has 3 street frontages:

Woodstock Avenue to the north as the main street frontage for light vehicle access and Kellogg Road to the western and southern boundaries that will service heavy vehicle movement.

### Existing Trees

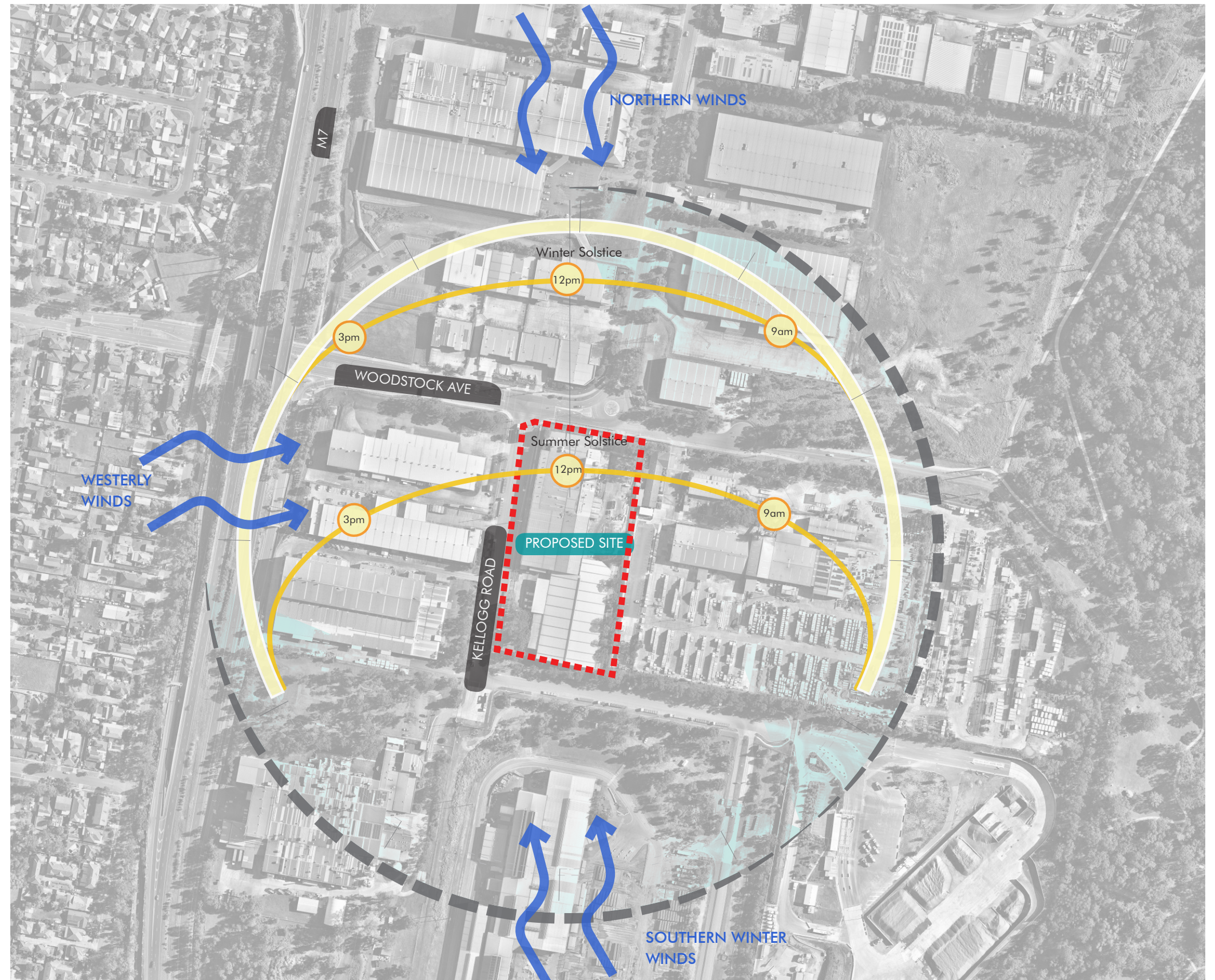
the site has two (2) clusters of trees, one (1) at the north-east corner at the existing car parking area and the second cluster at the south-west corner on bend of Kellogg Road.

### Solar Access

With the existing 2 storey office fronting Woodstock Avenue, has good solar access on north and suffers minimal to no overshadowing.

### Noise Generation

A noise assessment was conducted by Acousticworks on behalf of Charterhall and have provided advice that the proposed site is predicted to be acoustically satisfactory for 24 hour operation on the site, as outlined in section 11 of their report.





# 04

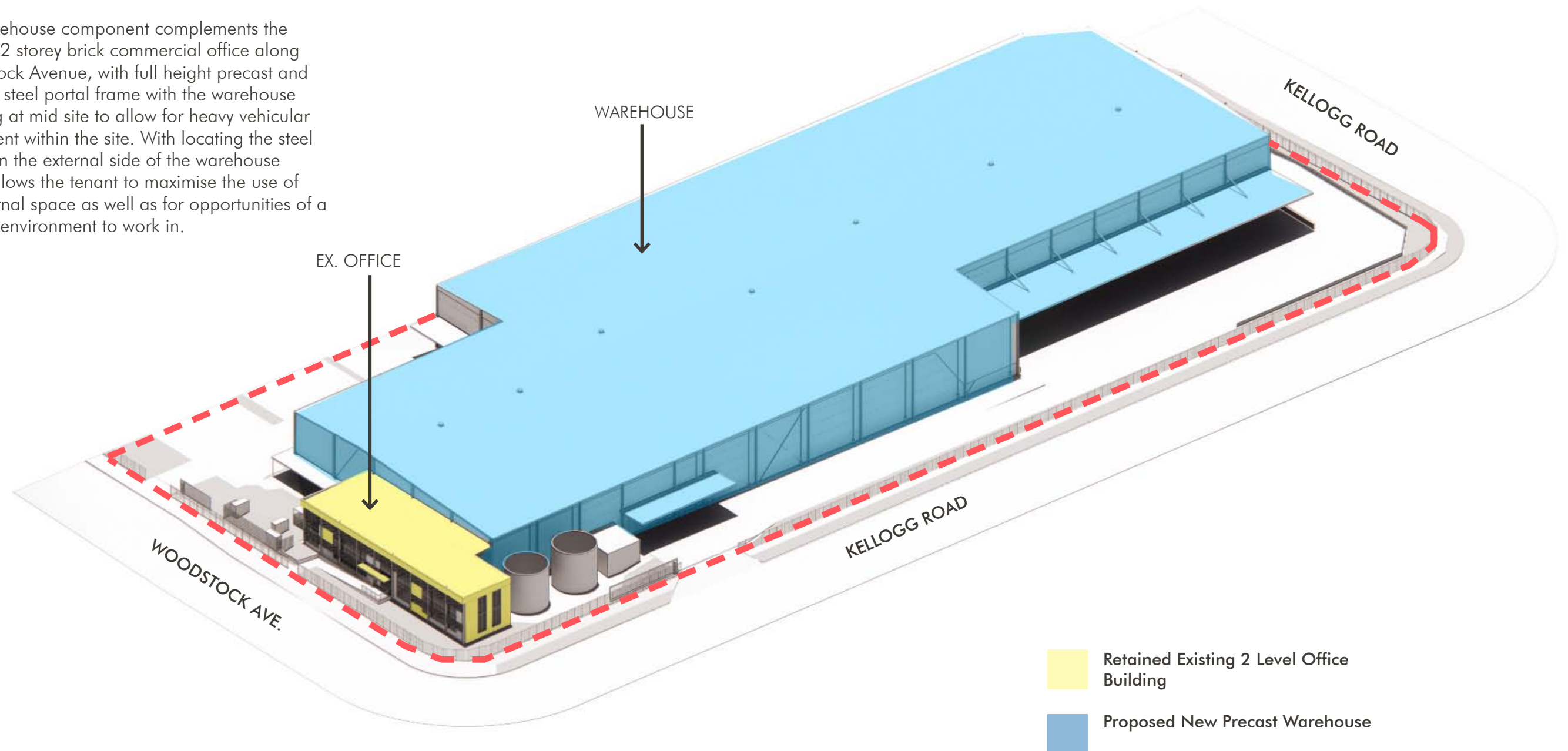
## DESIGN PROPOSAL

## Massing Strategy

Located within an industrial zoned land (IN1), warehouse area is aprox. 90% of the overall proposed building area.

The proposed facility intends to process recyclables from the Blacktown LGA by early 2023

The warehouse component complements the existing 2 storey brick commercial office along Woodstock Avenue, with full height precast and external steel portal frame with the warehouse stepping at mid site to allow for heavy vehicular movement within the site. With locating the steel frame on the external side of the warehouse walls, allows the tenant to maximise the use of the internal space as well as for opportunities of a cleaner environment to work in.

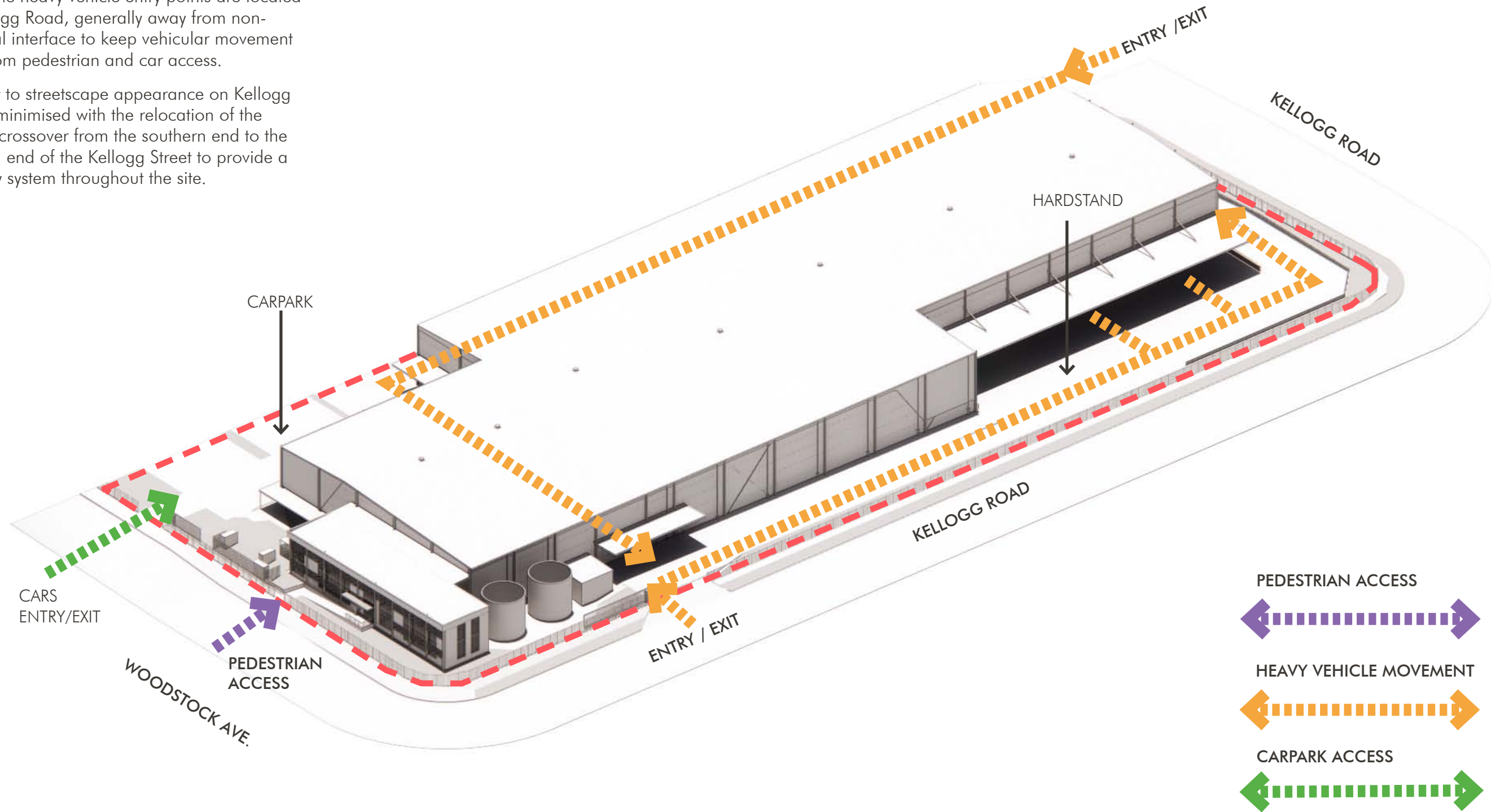




# Vehicle Access and Movement

Heavy vehicle use associated with the proposed site is accessed from the traffic light intersection on the corner of Woodstock Avenue and Kellogg Road. The heavy vehicle entry points are located on Kellogg Road, generally away from non-industrial interface to keep vehicular movement away from pedestrian and car access.

- Impact to streetscape appearance on Kellogg road is minimised with the relocation of the existing crossover from the southern end to the northern end of the Kellogg Street to provide a one-way system throughout the site.



## Architectural Precedents and Design Intent

The building form talks to an **Architectural Design Guideline** which has been developed in accordance with regards to the design principles of **Clause 31 of SEPP WSEA Guidelines** and the objectives for Good Design and Better Placed (Government Architect, NSW 2017.)

The approach to the built form is to create an architectural treatment towards a high quality design, and cohesive building with an attractive appearance. A variety of materials and external finishes for the external facades are incorporated to achieve a **better fit** by understanding the existing industrial setting that is surrounding the building and the colour palette of the built form continue with the branding colours to the façade treatment to sit within the landscaping. The scale and character of the development is compatible with other employment-generating developments. This assists in mitigation of visual impacts for the local area.

The proposal would be **better for community** by incorporating high-quality finishes and landscaping with colour tones that have been chosen to help sit the built form within an aesthetically pleasing setting. This creates an outlook for visitors and workers that will be welcoming to the premise.

It will also acknowledge our traditions to Country by incorporating indigenous inspired artwork.



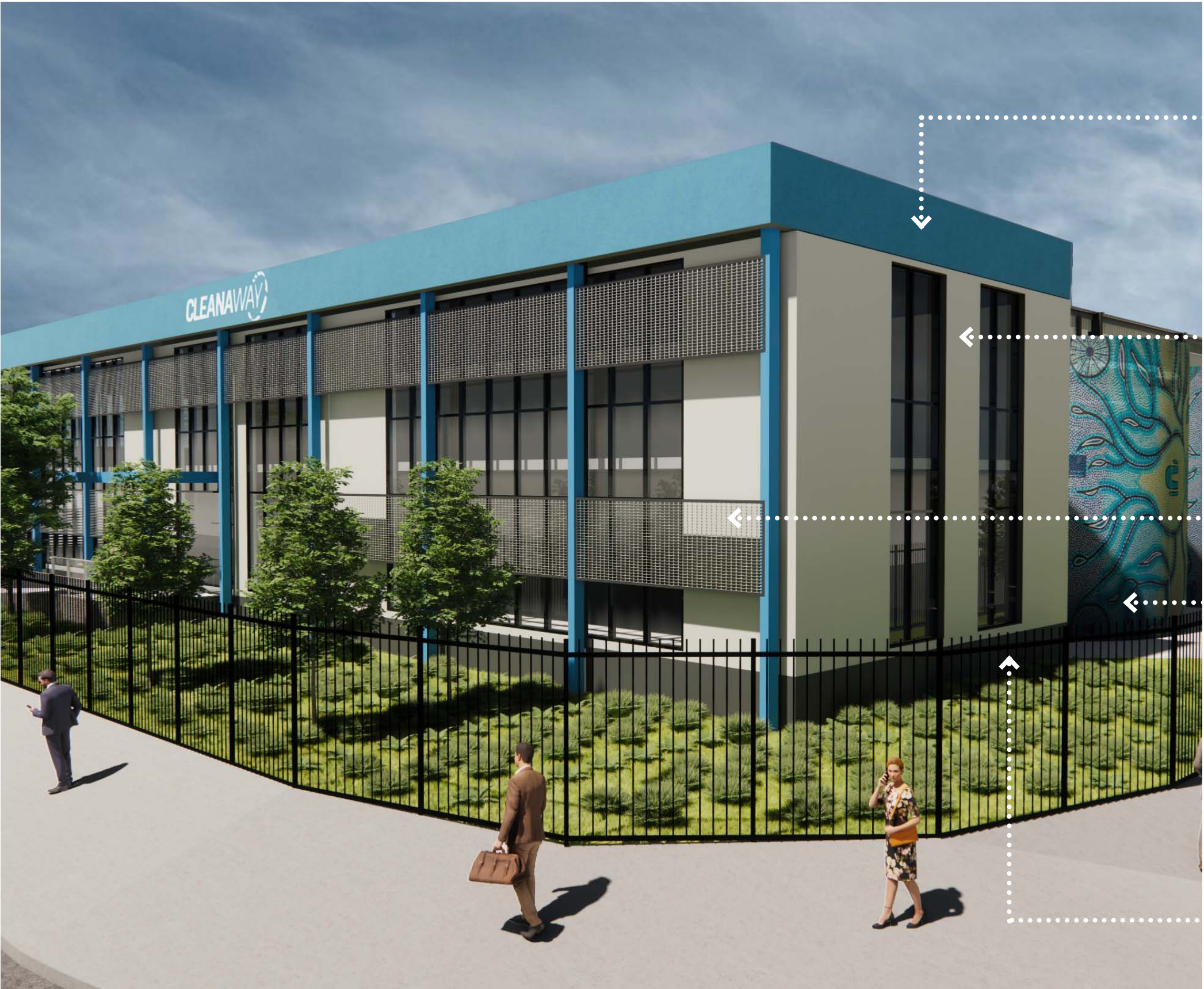
Artwork



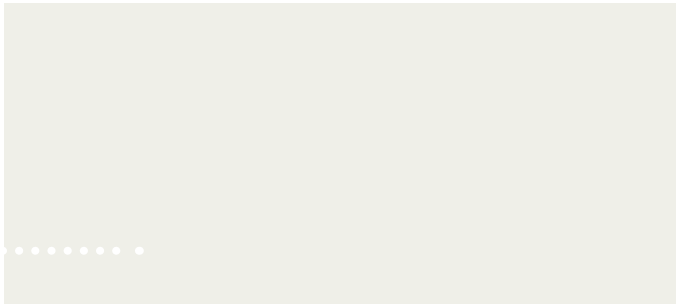
Identity



Materiality



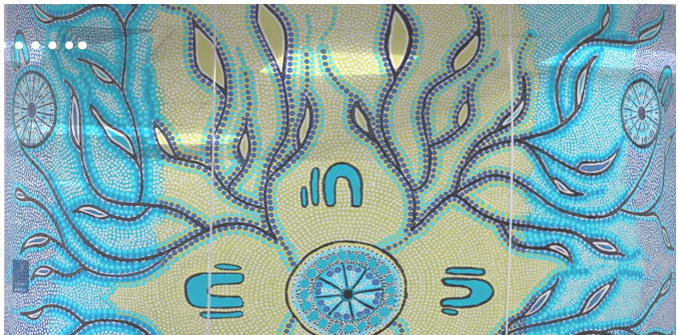
"Cleanaway" blue painted features



existing brick rendered and painted natural white



perforated mesh screen



indigenous art wall



existing concrete painted black



# Existing vs Proposed

The below comparison shows how the proposed development would greatly improve the existing site to establish a more aesthetically pleasing presence in the local area.



view of existing building from corner of Woodstock Ave. and Kellogg Rd



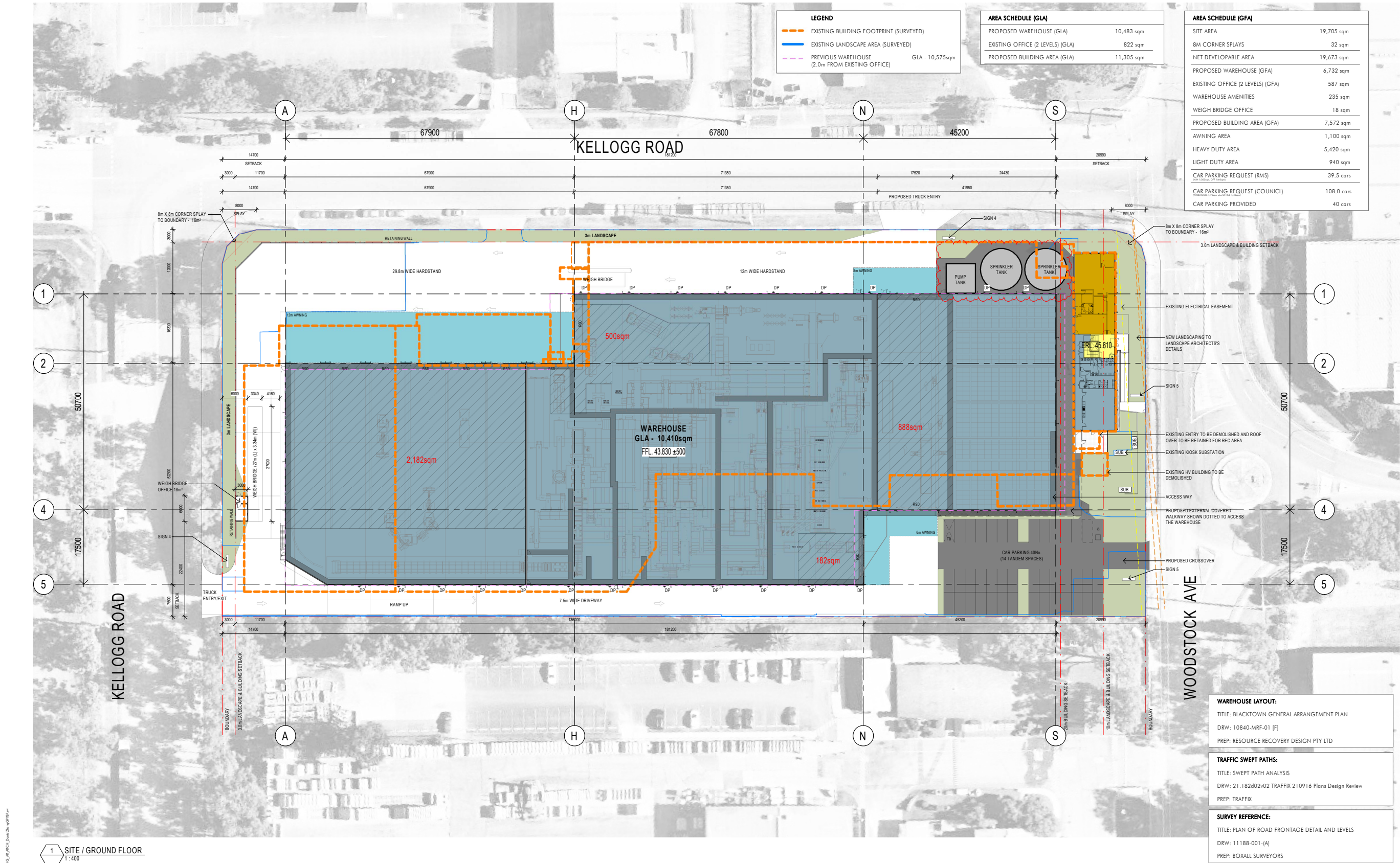
proposed building image from corner of Woodstock Ave. and Kellogg Rd

05

ARCHITECTURAL  
DRAWINGS



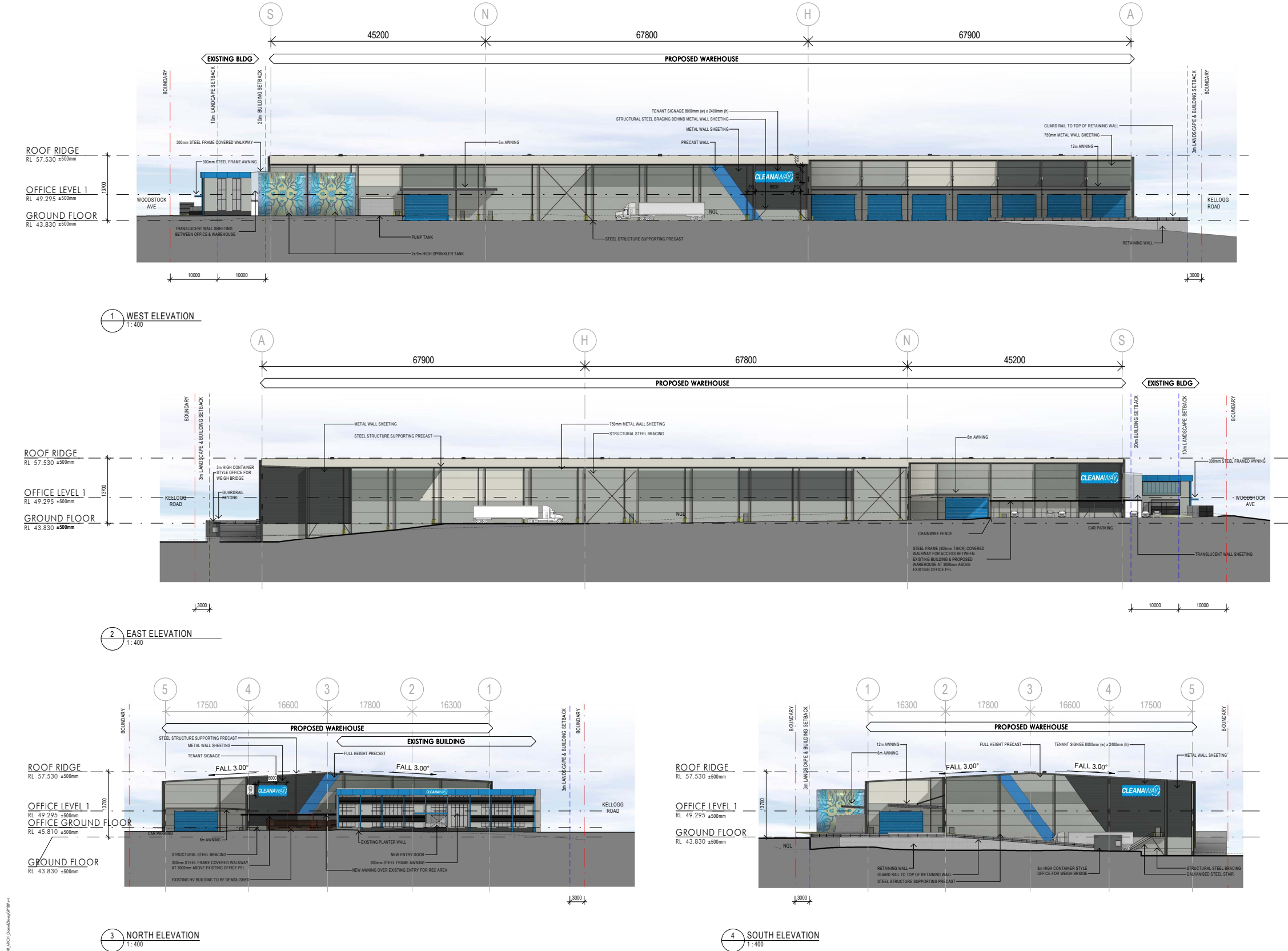
Architectural Drawings - Site Plan







# Architectural Drawings - Warehouse Elevations



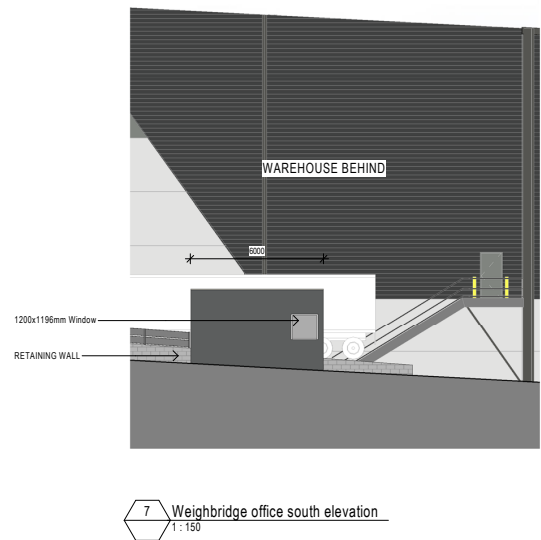
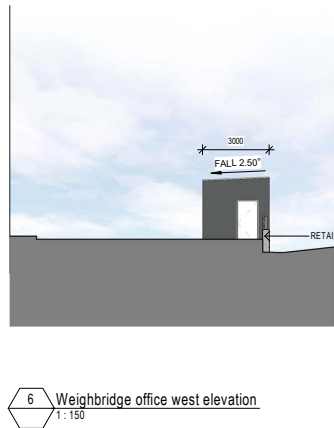
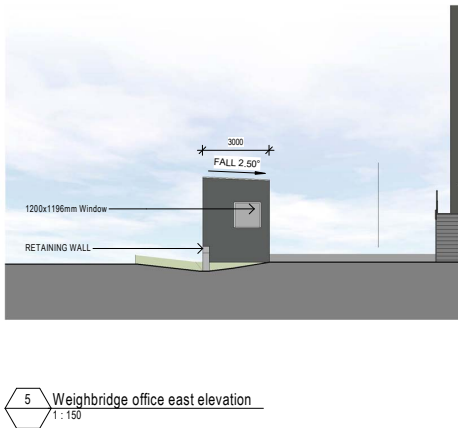
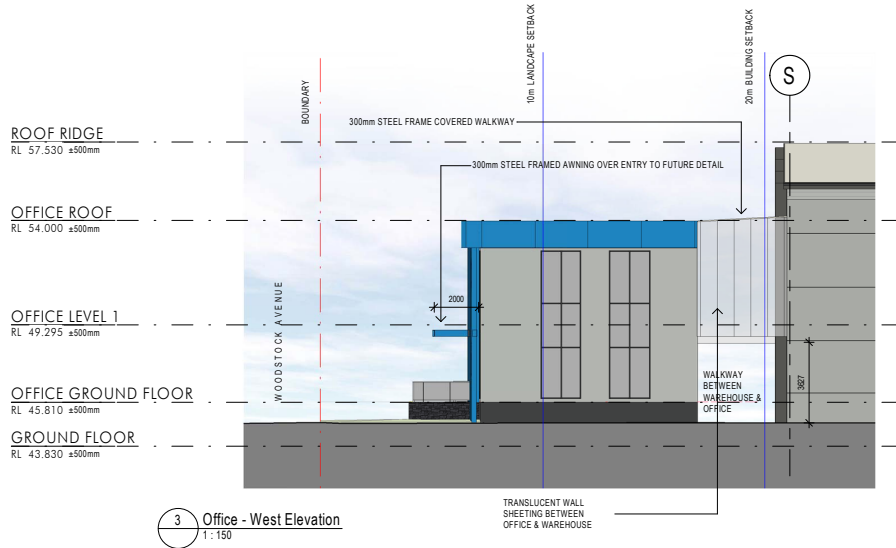
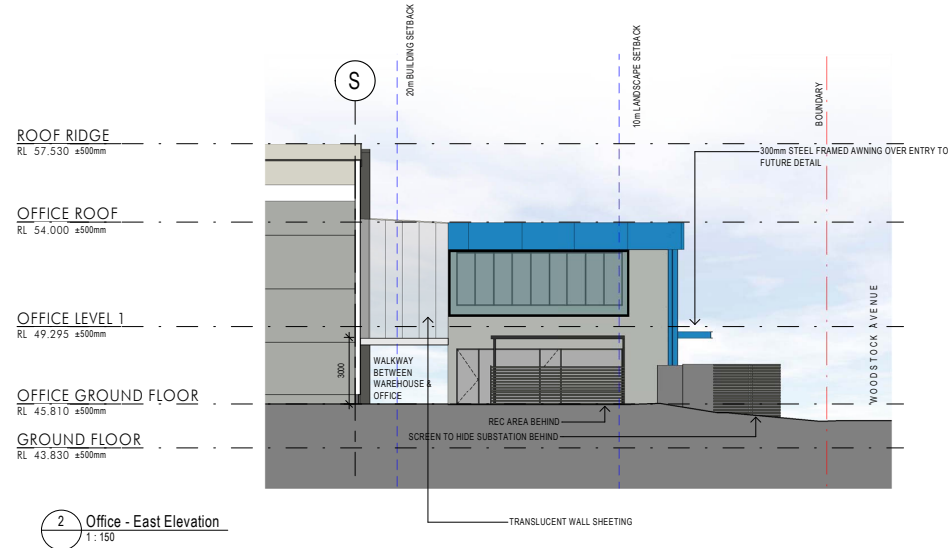
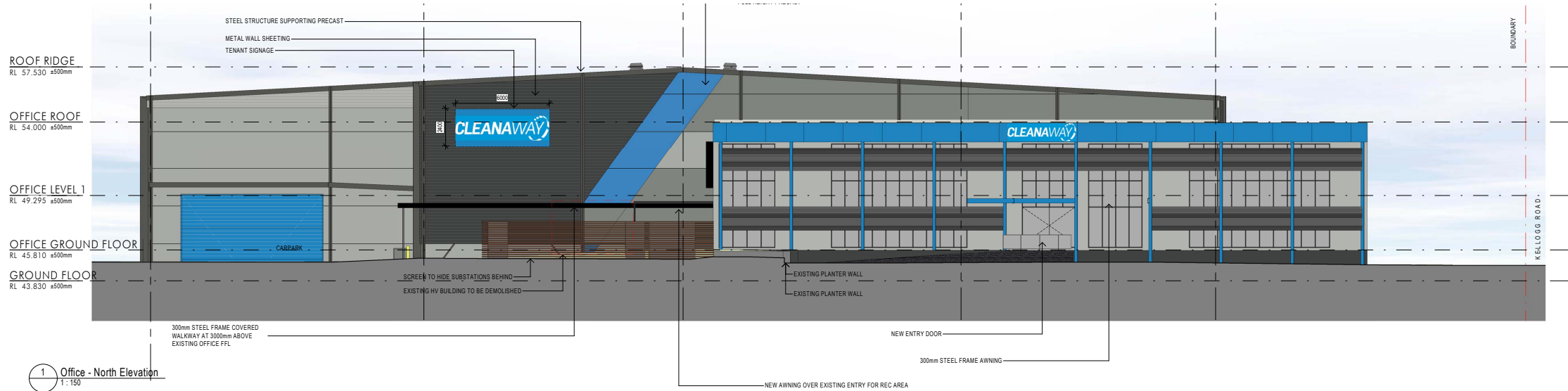
## WAREHOUSE

- 1. PAINTED PRECAST PANEL - "SURFMIST" OR SIMILAR
- 2. PAINTED PRECAST PANEL - "WINDSPRAY" OR SIMILAR
- 3. PAINTED PRECAST PANEL - "SHALE GREY" OR SIMILAR
- 4. PAINTED PRECAST PANEL - "BASALT" OR SIMILAR
- 5. PAINTED PRECAST PANEL - "CLEANAWAY BROOKLYN BLUE" OR SIMILAR
- 6. PROFILE METAL WALL SHEETING - COLORBOND "MONUMENT"
- 7. ROOF ACCESSORIES - COLORBOND "WOODLAND GREY"
- 8. EXPOSED STEEL COLUMNS AND CROSSBRACING - COLORBOND "WOODLAND GREY"
- 9. ROLLER SHUTTER DOOR - "CLEANAWAY BROOKLYN BLUE" OR SIMILAR
- 10. COLORBOND MONUMENT GUTTERS, ROOF FASCIA, AWNINGS AND DOWNPIPES
- 11. ROOF SHEETING - ZINCALUME
- 12. TRANSLUCENT PROFILED ROOF SHEETING

## OFFICE

- 13. EXISTING WALL - PAINTED "SHALEGREY" OR SIMILAR
- 14. VERTICAL BLADES, WINDOW FRAMES AND REVEALS - PAINTED "CLEANAWAY BROOKLYN BLUE" OR SIMILAR
- 15. EXISTING PARAPET - BARESTONE PREFINISHED FC
- 16. MESH INFILL - "MONUMENT" OR SIMILAR
- 17. DANPALON TRANSLUCENT WALL SHEETING OR SIMILAR
- 18. LOCAL INDIGENOUS PERFORMED MURAL SCREEN TO BE DEVELOPED
- 19. GLASS BALUSTRADE
- 20. KEYSTONE "CHARCOAL" OR SIMILAR
- 21. GLASS AWNING
- 22. METAL SLAT SCREEN - "TERRAIN" OR SIMILAR
- 23. STEEL FRAMED AWNING

# Architectural Drawings - Office Elevations



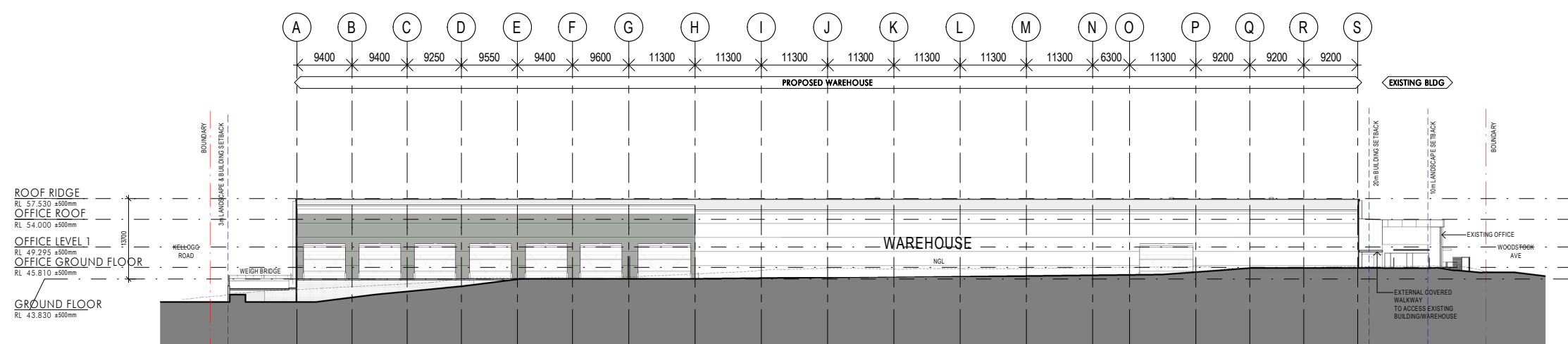
## WAREHOUSE

- 1. PAINTED PRECAST PANEL - "SURFMIST" OR SIMILAR
- 2. PAINTED PRECAST PANEL - "WINDSPRAY" OR SIMILAR
- 3. PAINTED PRECAST PANEL - "SHALE GREY" OR SIMILAR
- 4. PAINTED PRECAST PANEL - "BASALT" OR SIMILAR
- 5. PAINTED PRECAST PANEL - "CLEANAWAY BROOKLYN BLUE" OR SIMILAR
- 6. PROFILE METAL WALL SHEETING - COLORBOND "MONUMENT"
- 7. ROOF ACCESSORIES - COLORBOND "WOODLAND GREY"
- 8. EXPOSED STEEL COLUMNS AND CROSSBRACING - COLORBOND "WOODLAND GREY"
- 9. ROLLER SHUTTER DOOR - "CLEANAWAY BROOKLYN BLUE" OR SIMILAR
- 10. COLORBOND MONUMENT GUTTERS, ROOF FASCIA, AWNINGS AND DOWNPIPES
- 11. ROOF SHEETING - ZINCALUME
- 12. TRANSLUCENT PROFILED ROOF SHEETING

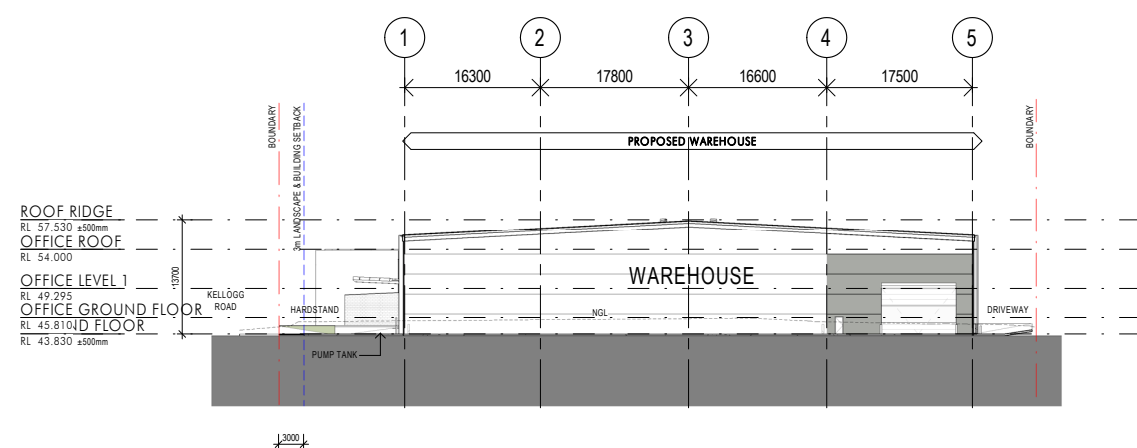
## OFFICE

- 13. EXISTING WALL - PAINTED "SHALEGREY" OR SIMILAR
- 14. VERTICAL BLADES, WINDOW FRAMES AND REVEALS - PAINTED "CLEANAWAY BROOKLYN BLUE" OR SIMILAR
- 15. EXISTING PARAPET - BARESTONE PREFINISHED FC
- 16. MESH INFILL - "MONUMENT" OR SIMILAR
- 17. DANPALON TRANSLUCENT WALL SHEETING OR SIMILAR
- 18. LOCAL INDIGENOUS PERFORATED MURAL SCREEN TO BE DEVELOPED
- 19. GLASS BALUSTRADE
- 20. KEYSTONE 'CHARCOAL' OR SIMILAR
- 21. GLASS AWNING
- 22. METAL SLAT SCREEN - 'TERRAIN' OR SIMILAR
- 23. STEEL FRAMED AWNING

## Drawings - Sections



**SECTION A-A**  
1:400



**B** SECTION B-B  
1:400



Landscape Architect Drawings - Plan

LANDSCAPE MASTERPLAN

KEY

SITE BOUNDARY

SECURITY FENCE  
TO ARCHITECT'S DETAILS

GARDEN EDGING

EXISTING TREES TO BE  
RETAINED

EXISTING TREES TO BE  
REMOVED

PROPOSED TREE PLANTING

MASS PLANTING BEDS

EXISTING TURF TO BE  
RETAINED

CONCRETE SURFACE  
TO ENGINEER'S DETAILS

PAVED SURFACE  
TO ARCHITECT'S DETAILS

RETAINING WALL  
TO ENGINEER'S DETAILS

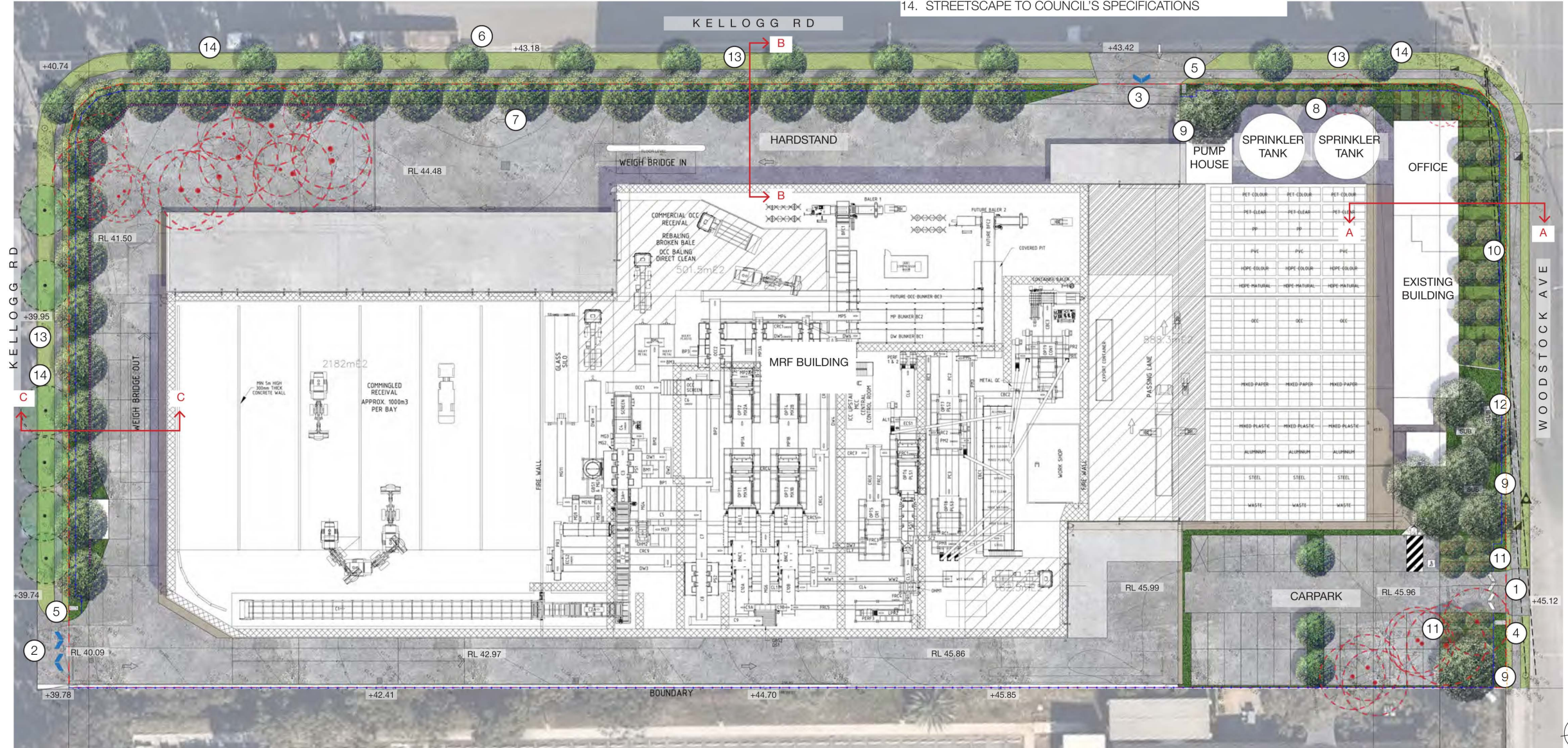
ELECTRICAL EASEMENT

DESIGN NOTES

1. CAR ENTRY / EXIT DRIVEWAY
2. TRUCK ENTRY / EXIT
3. PROPOSED TRUCK ENTRY
4. PYLON SIGNAGE (ENTRY STATEMENT B)
5. SECONDARY DIRECTIONAL SIGNAGE (ENTRY STATEMENT C)
6. PROPOSED STREET TREES (E.G TRISTANIOPSIS LAURINA)
7. MEDIUM CANOPY TREES (10m HT)
8. SCREENING TREES
9. LARGE CANOPY TREES (E.g EUCALYPTUS, ANGOPHORA COSTATA)
10. FORMAL BANDS OF SHRUBS, GRASSES AND GROUNDCOVER
11. FORMAL BANDS OF PLANTING + MAGNOLIA TREES IN GRID
12. EXISTING SUBSTATION
13. EXISTING TURF TO BE RETAINED
14. STREETSCAPE TO COUNCIL'S SPECIFICATIONS



CONTEXT PLAN





## 3D Views





## 3D Views

