

Site and Locality

Address: 28-38 Powell St,
Homebush NSW

Zone: (B4) Mixed Use

Proposed Changes

- Correction to the existing building RLs in the original development consent. All existing floor RLs have been re-surveyed, and the major discrepancy is for level 1. DA consent level 1 RL is 12.000 AHD. New survey shows 12.640 AHD.
- The proposed lift shaft size has increased.
- The proposed street level lift entry has widened along with the lift shaft.
- The street level lift entry awning now has a larger fascia with the street number engraved.
- On Level 1 the existing balcony will be reduced in size.
- New double doors to replace existing entry.
- New door to access existing ramp.
- Replace all existing balustrades with new stainless steel balustrades.
- 2 of the DA approved signs facing Powell St will no longer be installed.

Environmental Impact

The impact of the changes will be quite minimal, as the major changes are internal. And as can be seen from the elevations, the changes to the façade is still in very much in line with the original proposal.

The RL correction have no impact as the RLs are all for existing levels, and no new levels will be created.

The new awning will enhance the streetscape, as well as helping to easily identify the building number and entry.

There will be no increase in the FSR of the building. Only a decrease. The reduced balcony size on Level 1 should not impact on the FSR requirements of the building, and allows more natural sunlight penetration into the building foyer.

