



# Supplementary Attachments

**Local Planning Panel meeting**

**Wednesday 27 May 2026**

**at 4:00 PM**



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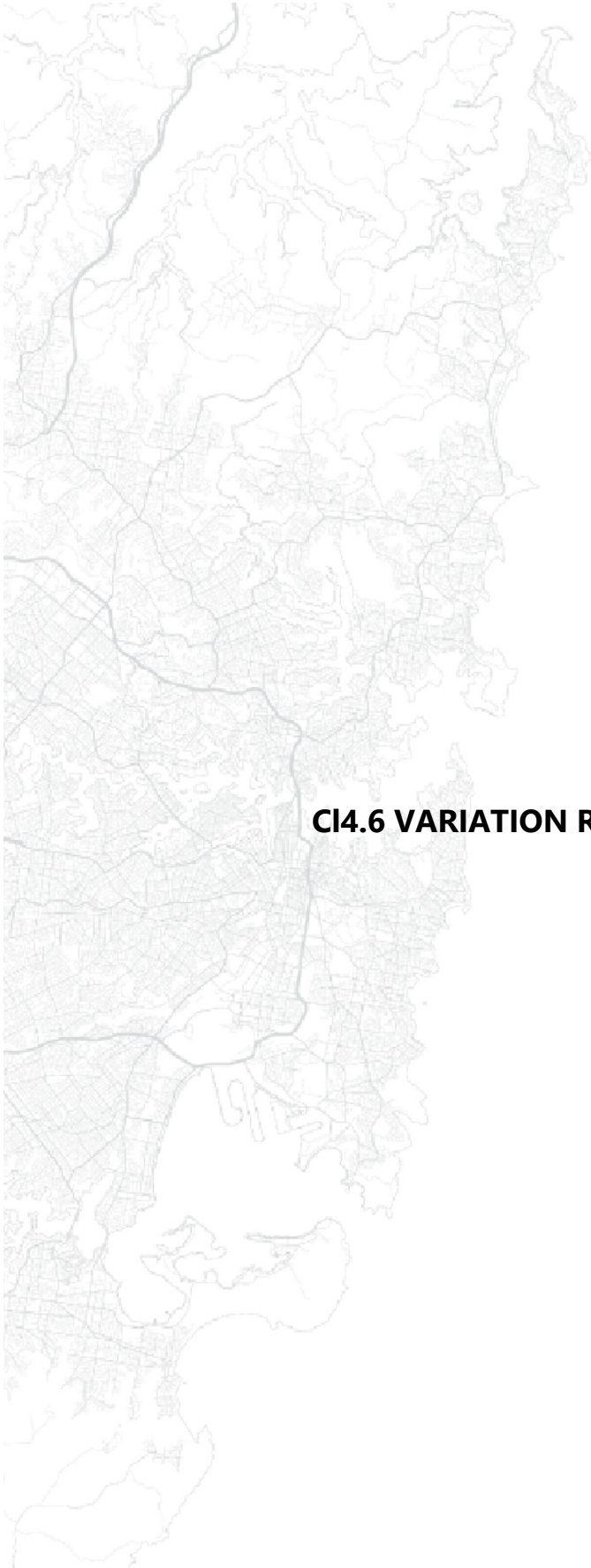
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**ATTACHMENT/S**

**REPORT NO. LPP16/26**

**ITEM 2**

- 1. CLAUSE 4.6 WRITTEN REQUEST**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLAN**



**Corona Projects**

DEVELOPMENT APPLICATION  
**CI4.6 VARIATION REQUEST – Height of Buildings**

External alterations and additions

**21-31 Central Avenue Thornleigh**

April 2026

21-31 Central Avenue Thornleigh – Cl4.6 Variation Request Report – Cl4.3 Height of Buildings

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**ATTACHMENT 1 - ITEM 2**

21-31 Central Avenue Thornleigh – Cl4.6 Variation Request Report – Cl4.3 Height of Buildings

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## PROJECT DETAILS

Client:	ID Fitouts and Construction Pty Ltd
Subject land:	21-31 Central Avenue Thornleigh
Lot Description:	Lot 8 Deposited Plan 1205944
Proposed development:	External alterations and additions
Clause being varied:	Clause 4.3 Height of Buildings
Extent of variation:	30%

**The report is prepared by** Lauren McNamara  
Bachelor of Planning (WSU)

**The report is reviewed by** Madeline Maric  
Bachelor of Planning (MQU)  
Planning Institute of Australia (MPIA)

I certify that the contents of the Clause 4.6 Variation request to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

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## 1.0 BACKGROUND

This Clause 4.6 variation is a written request to vary a development standard to support a development application for external alterations and additions at 21-31 Central Avenue Thornleigh.

More specifically, the proposed development comprises of;

- Demolition of existing paving, driveway, building entry canopy and removal of trees/shrubs within the front setback on the eastern parcel;
- Demolition of existing paving, dividers, building entry canopy and removal of trees/shrubs within the front setback on the western parcel;
- Removal of 22 trees;
- Construction of new signage, flag poles, retractable bollards, shade structures, footpath and paving to the eastern parcel;
- Construction of new signage, shade structures, safety railing, footpath, paving and driveway to the western parcel;
- New colours and materials to external features, new landscaping, and planter boxes to both parcels of land, and, modification of existing driveway on the western parcel.

Clause 4.3 of Hornsby Local Environmental Plan (LEP) 2013 relates to the Height of Buildings requirements and states that “The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map”. The Height of Buildings map stipulates that the maximum Height of Buildings for 21-31 Central Avenue, Thornleigh is 10.5m.

The architectural plans submitted with the Development Application at 21-31 Central Avenue, Thornleigh indicate that the proposed awning has a total building height of 13.65m as measured from existing ground level which is taken from 200mm below FFL as per *Hayek v Randwick City Council [2024] NSWLEC 1631* of the basement parking level). This results in a 30% variation to the development standard and non-compliance of 3.15m. It is to be noted however that this height non-compliance is an existing feature of the building and can be directly attributed to the existing basement excavation, as measured to the underside of the slab. The proposed awning structure is located below the existing maximum building height of the site, with the maximum ridge height of the building to be entirely retained.

The proposal is of a reasonable scale and provides a high quality and durable development which will assist to meet the needs of the site. The development is commensurate in scale and character with other properties in the streetscape. The variation results in the substantial increase in overall appearance and

21-31 Central Avenue Thornleigh – CI4.6 Variation Request Report – CI4.3 Height of Buildings

operations for the subject site without producing any adverse impacts on the privacy, views, solar access and overall amenity of surrounding properties or public spaces.



**Figure 1:** Eastern parcel of land at 21-31 Central Avenue as viewed from Central Avenue facing east (Google Maps 2025)



**Figure 2:** Western parcel of land at 21-31 Central Avenue as viewed from Central Avenue facing west (Google Maps 2025)

## 2.0 IS THE STANDARD A DEVELOPMENT STANDARD?

Clause 4.3 of the Hornsby Local Environmental Plan (LEP) 2013 states that:

*2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

A development standard is defined in Section 1.4 of the Environmental Planning and Assessment Act 1979 ("EPA Act") to mean:

*"Provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of:*

- a) the area, shape or frontage of any land, the dimensions of any land, buildings or works, or the distance of any land, building or work from any specified point,*
- b) the proportion or percentage of the area of a site which a building or work may occupy,*
- c) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work.*
- d) the cubic content or floor space of a building,*
- e) the intensity or density of the use of any land, building or work,*
- f) the provision of public access, open space, landscaped space, tree planting or other treatment for the conservation, protection or enhancement of the environment,*
- g) the provision of facilities for the standing, movement, parking, servicing, manoeuvring, loading or unloading of vehicles,*
- h) the volume, nature and type of traffic generated by the development,*
- i) road patterns,*
- j) drainage,*
- k) the carrying out of earthworks,*
- l) the effects of development on patterns of wind, sunlight, daylight or shadows,*
- m) the provision of services, facilities and amenities demanded by development,*
- n) the emission of pollution and means for its prevention or control or mitigation, and*
- o) such other matters as may be prescribed."*

The Height of Buildings control falls under subsection (c); therefore, the control is a development standard and Clause 4.6 of the Hornsby Local Environmental Plan 2013 is applicable.

### 3.0 CLAUSE 4.6 OF THE HORNSBY LOCAL ENVIRONMENTAL PLAN 2013

The Standard Instrument LEP contains its own variations clause (Clause 4.6) to allow the variation of development standards. Clause 4.6 of the Standard Instrument is similar in tenor to the former State Environmental Planning Policy No. 1; however, the variations clause contains considerations which are different to those in SEPP 1. The language of Clause 4.6(3)(a)(b) and case law suggest a similar approach to SEPP 1 may be taken in part.

There is abundant judicial guidance on how variations under Clause 4.6 variations should be assessed. Some of these cases are taken into consideration in this request for variation.

While it is not necessary to refer to case law, we do so as it has become customary in sustaining requests under Clause 4.6.

### 4.0 THE ONUS ON THE APPLICANT

Under Clause 4.6(3)(a), it is the onus of the applicant to demonstrate: -

- a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- b) that there are sufficient environmental planning grounds to justify contravening the development standard.

The judgement by Chief Justice Preston in *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118* clarified the correct approach to Clause 4.6 variation requests, including that:

Paragraph 13 -15 of the judgement states: -

*The permissive power in cl 4.6(2) to grant development consent for a development that contravenes the development standard is, however, subject to conditions. Clause 4.6(4) establishes preconditions that must be satisfied before a consent authority can exercise the power to grant development consent for development that contravenes a development standard*

*The first precondition, in cl 4.6(4)(a), is that the consent authority, or the Court on appeal exercising the functions of the consent authority, must form two positive opinions of satisfaction under cl*

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*4.6(4)(a)(i) and (ii). Each opinion of satisfaction of the consent authority, or the Court on appeal, as to the matters in cl 4.6(4)(a) is a jurisdictional fact of a special kind: see Woolworths Ltd v Pallas Newco Pty Ltd (2004) 61 NSWLR 707; [2004] NSWCA 442 at [25]. The formation of the opinions of satisfaction as to the matters in cl 4.6(4)(a) enlivens the power of the consent authority to grant development consent for development that contravenes the development standard.*

*The first opinion of satisfaction, in cl 4.6(4)(a)(i), is that the applicant's written request seeking to justify the contravention of the development standard has adequately addressed the matters required to be demonstrated by cl 4.6(3). These matters are twofold: first, that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (cl 4.6(3)(a)) and, secondly, that there are sufficient environmental planning grounds to justify contravening the development standard (cl 4.6(3)(b)). The written request needs to demonstrate both of these matters.*

Accordingly, the matters required to be demonstrated by cl 4.6(3) are set out below using the relevant principles established by the Court.

**Clause 4.6 (3) (a) - Compliance with the development standard is unreasonable or unnecessary in this particular case**

Pursuant to clause 4.6(3)(a) of the LEP, and the applicable principle within *Wehbe v Pittwater Council (2007) 156 LGERA 446*, the variation to the Height of Buildings development standard is acceptable in the circumstances of this case and compliance with the development standard is considered unreasonable and unnecessary because the proposed development is consistent with the objectives of the Height of Buildings standard, notwithstanding non-compliance with the standard.

Consistency with the objectives of the standard:

The objectives of Clause 4.3 are articulated at Clause 4.3(1): -

*(a) to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

**Objective (a)** is concerned with the providing building heights which are considered to be appropriate for the site constraints, development potential and infrastructure capacity of the locality. The proposed development is consistent with the objective of this development standard. The minor exceedance of the maximum building height development standard arises solely as a consequence of the basement

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level beneath the building being considered existing ground level for the purposes of measuring building height under the HLEP 2013. The proposed awning itself does not represent additional habitable floor space, bulk or scale beyond what is otherwise permitted, and does not extend above the overall building envelope approved for the site.

The awning is a minor architectural element that is subordinate to and integrated with the primary building form. Its height relative to the street and to adjoining properties is consistent with the prevailing built form character of the locality, and it does not give rise to any unreasonable impacts on neighbouring properties, the public domain or the broader streetscape.

The infrastructure capacity and development potential of the locality are unaffected by the proposed variation. The exceedance is a technical outcome of the method by which building height is measured from a below-ground basement level, rather than a reflection of any intensification of land use or increase in the physical scale of the development as experienced from the street or surrounding properties. The built form outcomes achieved by the development remain appropriate to the constraints and character of the site and its locality.

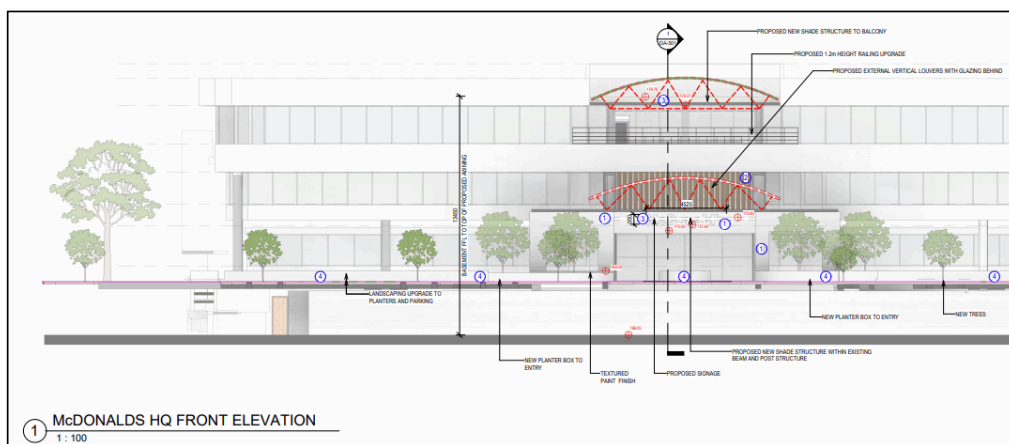


Figure 3 – Proposed Northern Elevation (McDonalds HQ) (ID Fitouts and Construction, 2026)

**Clause 4.6 (3) (b) - That there are sufficient environmental planning grounds to justify contravening the development standard**

Satisfaction as to sufficient environmental planning grounds is a matter for the Council to determine and can be site specific as set out in the judgement of *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118*.

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Paragraph 23 -24 of the judgement states: -

*As to the second matter required by cl 4.6(3)(b), the grounds relied on by the applicant in the written request under cl 4.6 must be “environmental planning grounds” by their nature: see Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [26]. The adjectival phrase “environmental planning” is not defined, but would refer to grounds that relate to the subject matter, scope and purpose of the EPA Act, including the objects in s 1.3 of the EPA Act.*

*The environmental planning grounds relied on in the written request under cl 4.6 must be “sufficient”. There are two respects in which the written request needs to be “sufficient”. First, the environmental planning grounds advanced in the written request must be sufficient “to justify contravening the development standard”. The focus of cl 4.6(3)(b) is on the aspect or element of the development that contravenes the development standard, not on the development as a whole, and why that contravention is justified on environmental planning grounds. The environmental planning grounds advanced in the written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole: see Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 at [15]. Second, the written request must demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard so as to enable the consent authority to be satisfied under cl 4.6(4)(a)(i) that the written request has adequately addressed this matter: see Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [31].*

The term ‘environmental planning grounds’ is not defined and may be interpreted with wide scope as has been the practice of the Land and Environment Court. The environmental planning grounds supporting variation are on the basis of:

#### Technical Nature of the Non-Compliance

The exceedance of the maximum building height development standard is a technical outcome arising from the building height measurement methodology prescribed under the HLEP 2013. Building height is measured from existing ground level, which in this instance is taken from the basement level below the building rather than the natural or finished ground level at the street. The proposed awning does not represent any additional bulk, scale or intensity of development beyond what would otherwise be permissible on the site. It is a minor, passive architectural element which replaces the existing awning, and does not expand the broader building envelope in a manner that is highly perceptible from the public domain.

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#### Existing Building Height Non-Compliance

The proposed development does not exacerbate the existing building height non-compliance with the 10.5 metre maximum height of buildings development standard. The proposed awning, whilst technically breaching the height limit by reason of the measurement methodology, will not be visually higher than the ridge of the roof of the existing building. The new awning which exceeds the permitted height will be largely imperceptible to the casual observer, having regard to the overall height of the development and its setback from the street. The variation therefore does not give rise to any additional visual bulk or scale impacts beyond those already existing on the site.

#### Prior Excavation and Distortion of Existing Ground Level

The height variation is directly attribute to prior excavation of the site and the consequent distortion of the true ground level when compared to the perceived ground level as experienced from the street and the public domain. The basement beneath the building has effectively lowered the datum from which building height is measured, producing a non-compliance that is a product of site history rather than the design intent of the proposed development.

This circumstance is directly analogous to that considered by the NSW Land and Environment Court in *Merman Investments Pty Ltd v Woollahra Municipal Council* [2021] NSWLEC 1582, in which a similar variation to the maximum building height standard arose in the context of pre-existing excavation on the site. The Court relevantly found that:

*"The prior excavation of the site within the footprint of the existing building, which distorts the height of the buildings development standard plane overlaid above the site when compared to the topography of the hill, can properly be described as an environmental planning ground within the meaning of cl 4.6(3)(b) of LEP 2014."*

It is submitted that this application proposes a height variation under materially similar conditions, namely that the non-compliance arises from excavation within the footprint of the existing building that distorts the effective ground level from which height is calculated. Consistent with the reasoning in *Merman Investments*, this constitutes a proper environmental planning ground for the purposes of Clause 4.6(3)(b) of the HEP 2013.

As set out in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, the aforementioned environmental planning grounds do not rely on the benefits of the development as a

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whole, but rather they directly relate to the proposed Height of Buildings aspect that contravenes the development standard.

For the reasons detailed in this request, I am of the opinion that there are sufficient environmental planning grounds for Council to be satisfied that the request is adequate and to allow appropriate flexibility.

### 5.0 CONCLUSION

The purpose of the application is to apply for external alterations and additions at 21-31 Central Avenue Thornleigh. The nature of the proposal necessitates a variation to the Height of Buildings development standard; however, the proposal will be commensurate in bulk and siting to surrounding development within the locality.

As development standards tend to be strictly numerical in nature, they fail to take into consideration the nature of the development, any site constraints, or qualitative aspects of the development or of the particular circumstances of the case. Clause 4.6 of the standard instrument LEP allows such an analysis to be carried out. It has been demonstrated in this request that strict compliance with the Height of Buildings development standard is both unreasonable and unnecessary and that there are sufficient environmental planning grounds to allow Council to form the opinion of satisfaction that this written request has adequately addressed the matters required to be demonstrated by Cl.4.6(3)(a) and (b).

Therefore, I request that council support the variation on the basis that this Clause 4.6 variation demonstrates that strict compliance with the development standard is both unreasonable and unnecessary and that there are sufficient environmental planning grounds to justify a variation to the development standard.

Prepared By:



Lauren McNamara  
Town Planner / Project Manager  
Bachelor of Planning (WSU)

Reviewed By:



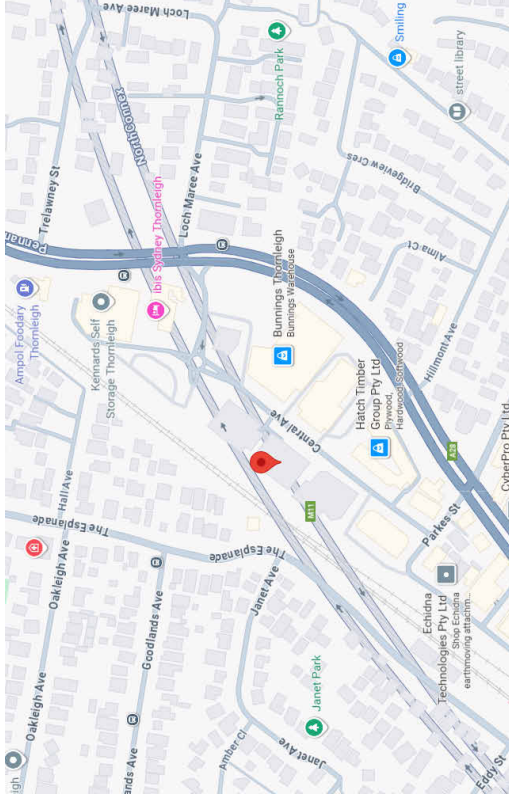
Madeline Maric  
Town Planner / Project Manager  
Bachelor of Planning (MQU)  
Planning Institute of Australia (MPIA.)



**Project Name** McDONALD'S HEADQUARTERS  
EXTERNAL WORKS

**Address** 14-18 & 21-29 CENTRAL AVE. THORNLEIGH

SHEET NUMBER	SHEET TITLE	REVISION
DA-001	EXTERIOR RENDERING	D
DA-100	PROPOSED SITE PLAN	E
DA-101	PROPOSED PLAN	E
DA-102	PROPOSED ROOFING PLAN	E
DA-200	EXISTING PLAN	E
DA-300	DEMOLITION SITE PLAN	E
DA-301	DEMOLITION PLAN	E
DA-500	ELEVATIONS AND FINISHES	E
DA-501	SECTIONS	D



**GENERAL SPECIFICATIONS**

- All building work shall be carried out in accordance with the provisions of the BCA 2022 Amdt2.
- All new surfaces, wall and ceiling linings shall comply with the requirements of Clause C2D11 and Specification C2D11 of the BCA 2022 Amdt2.
- Any fire-rated door or fire-rated window shall not be less than 1m in accordance with BCA 2022 Amdt2 Clause D2D8, D2D9, D2D10, D2D11.
- All floor and ground surfaces shall be slip resistant.
- All doorways in a required exit, forming part of a required exit or in the path of travel to a required exit shall be readily openable without a key from the side that faces a person seeking egress by single hand downward action or pushing action on a single device located between 900mm and 1200mm from the floor in accordance with Part D3D26 of the BCA 2022 Amdt2.
- Any doors fitted with security devices shall fail safe in the event of a sprinkler or smoke detector activation in accordance with Clause D3D26 of the BCA 2022 Amdt2.
- Any fire-rated door shall be fitted with a minimum luminance contrast of 90% in accordance with AS1428.1-2021. All door handles shall be a minimum of 900mm above finished floor level & comply with clause 13.5 of AS1428.1-2021.
- All glazed elements, including glazed doors shall be fitted with safety decals in accordance with AS1428.1-2021. A 75mm continuous unbroken and 30% colour contrast shall be applied so that the lower edge of the contrasting band is located between 900mm and 1000mm above the finished floor level.
- All new doors shall have a minimum luminance contrast of 30% provided between:
  - Door leaf and door jamb;
  - Door leaf and adjacent wall;
  - Architrave and wall;
  - Door leaf and architrave; or
  - Door jamb and adjacent wall.
 The minimum width of the area of luminance contrast shall be 50mm.
- All floor, wall and ceiling materials and linings will comply with BCA 2022 Amdt2 Clause C2D11, Specification 7.
- Where penetrations are made to the floors or other fire rated elements they shall be fire sealed or fire stopped in accordance with AS 1504.2-2014, BCA 2022 Amdt2 Clauses C4D13, C4D15, BCA 2022 Amdt2 Specification C4D15 & AS4072.1-2005. Structural certification shall also be provided by a suitably qualified professional engineer.
- New works shall comply with AS1428.1-2021. This includes circulation spaces at doorways and in corridors. Part D4 of BCA 2022 Amdt2 requiring access for people with disabilities to comply with AS 428.1-2021 and AS1428.4-2009.
- The existing building occupant warning system shall be modified in order to comply with the standard of performance as indicated on the annual fire safety statement.
- Hydrant and hose reel coverage shall comply with BCA 2022 Amdt2 Clauses E1D2, E1D3, and base building standards of performance.
- Emergency lighting shall comply with BCA 2022 Amdt2 Clauses E4D9, E4D4 & AS2933.1-2006.
- Emergency lighting shall comply with BCA 2022 Amdt2 Clauses E4D5, E4D6, E4D7 & AS2933.1-2006.
- All fire alarm throughout the tenancy floor shall comply with BCA 2022 Amdt2 Clause F6B5 and AS 1690-2021.
- New glazing shall comply with AS2888-2006.
- Sprinkler coverage to the new fitout works shall comply with standard of performance as indicated on the annual fire safety statement (as per base building annual fire safety statement) requirements.
- All light switches, intercoms, swipe card consoles, remote door switches etc must be positioned 1000mm above finished floor level and minimum 500mm from internal corners.
- Floor to ceiling heights shall be not less than 2.7m in accordance with BCA 2022 Amdt2 Clause F3D2.
- New rooms shall be individually switched or provided with motion sensors.
- All new flooring shall be slip resistant in accordance with AS4586-2013.
- All air conditioning shall shutdown in fire mode.
- Provide floor (carpet, vinyl etc.) protection within tenancy.
- Provide floor protection to common areas outside of tenancy.
- Electrical drawings and specifications to comply with BCA 2022 Amdt2 Clause C3D14, F6D5, J7 & J8, AS3000-2018 and AS1680.0-2009.
- Mechanical drawings and specifications to comply with BCA 2022 Amdt2 Clause C3D14, F6D6, F8D4, J8 & J9, AS1680.1-2012 & AS1680.2-2012.
- All works shall comply with the Australian Plumbing Code of Practice (APCP) AS/NZS3500-2005, AS3500-2021, AS5601-2013 and Part J7 of BCA 2022 Amdt2.

**Project**  
MCDONALD'S HEADQUARTERS EXTERNAL WORKS

**Address**  
14-18 & 21-29 CENTRAL AVE. THORNLEIGH

**FOR APPROVAL**

Drawn by: KC      Checked by: TZ

**NO.**    **DESCRIPTION**    **DATE**

A    FOR REVIEW    05/10/2026

B    FOR REVIEW    28/10/2026

C    FOR APPROVAL    17/11/2026

D    FOR APPROVAL    03/12/2026

E    FOR APPROVAL    01/04/2026

**Date**  
01/04/2026

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# ATTACHMENT 2 - ITEM 2



McDONALD'S HEADQUARTERS



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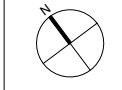
**Project**  
 McDONALD'S HEADQUARTERS EXTERNAL WORKS  
**Address**  
 14-18 & 21-29 CENTRAL AVE. THORNLEIGH

**Drawn by:** KC  
**Checked by:** TZ

**FOR APPROVAL**

No.	Description	Date
A	FOR REVIEW	29/10/2025
B	FOR APPROVAL	17/12/2025
C	FOR REVIEW	01/04/2026
D	FOR APPROVAL	01/04/2026

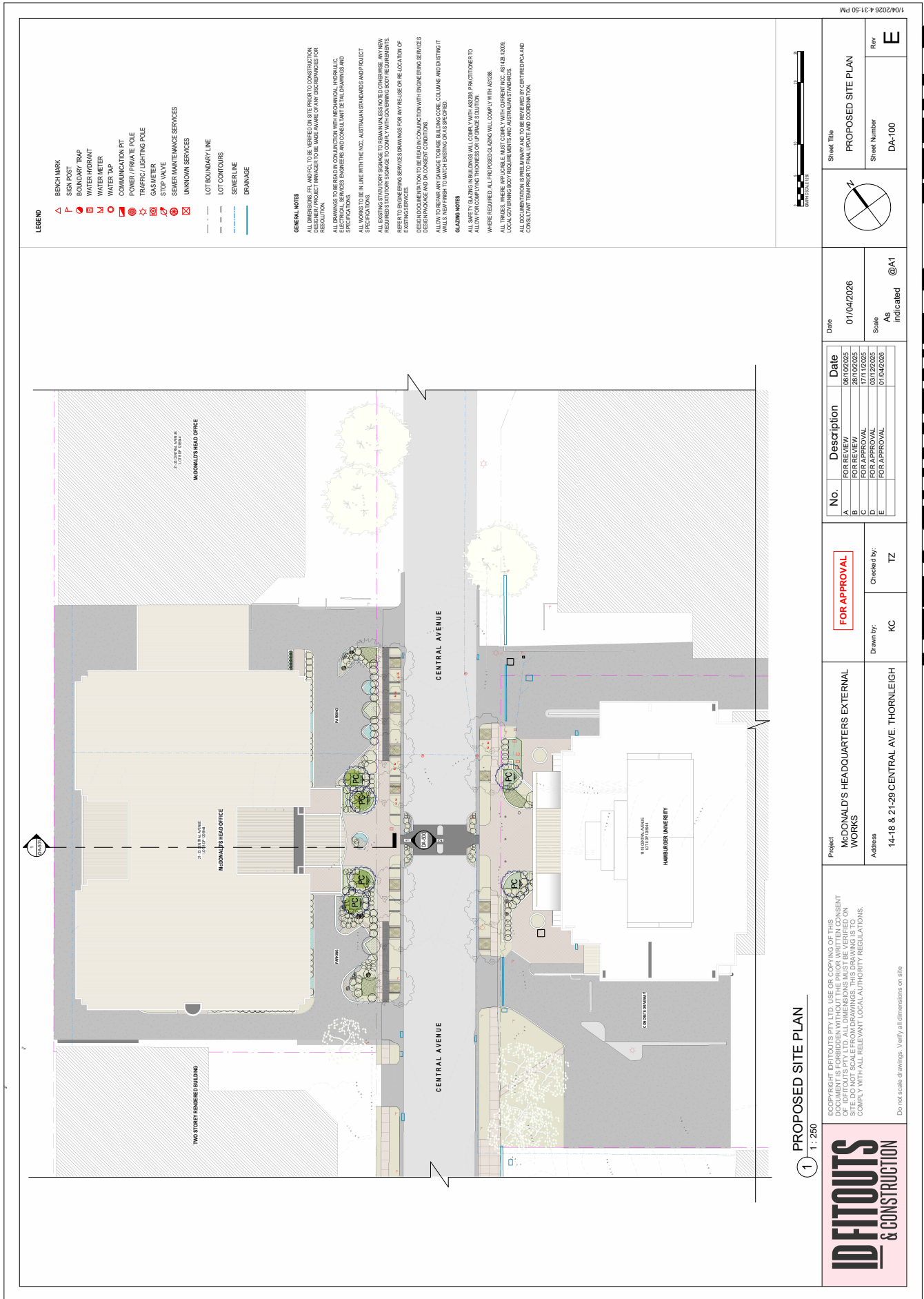
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**Sheet Number**  
 DA-001  
**Rev**  
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# ATTACHMENT 2 - ITEM 2



1 PROPOSED SITE PLAN  
1:250



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Address: 14-18 & 21-29 CENTRAL AVE. THORNLEIGH

Drawn by: KC  
Checked by: TZ

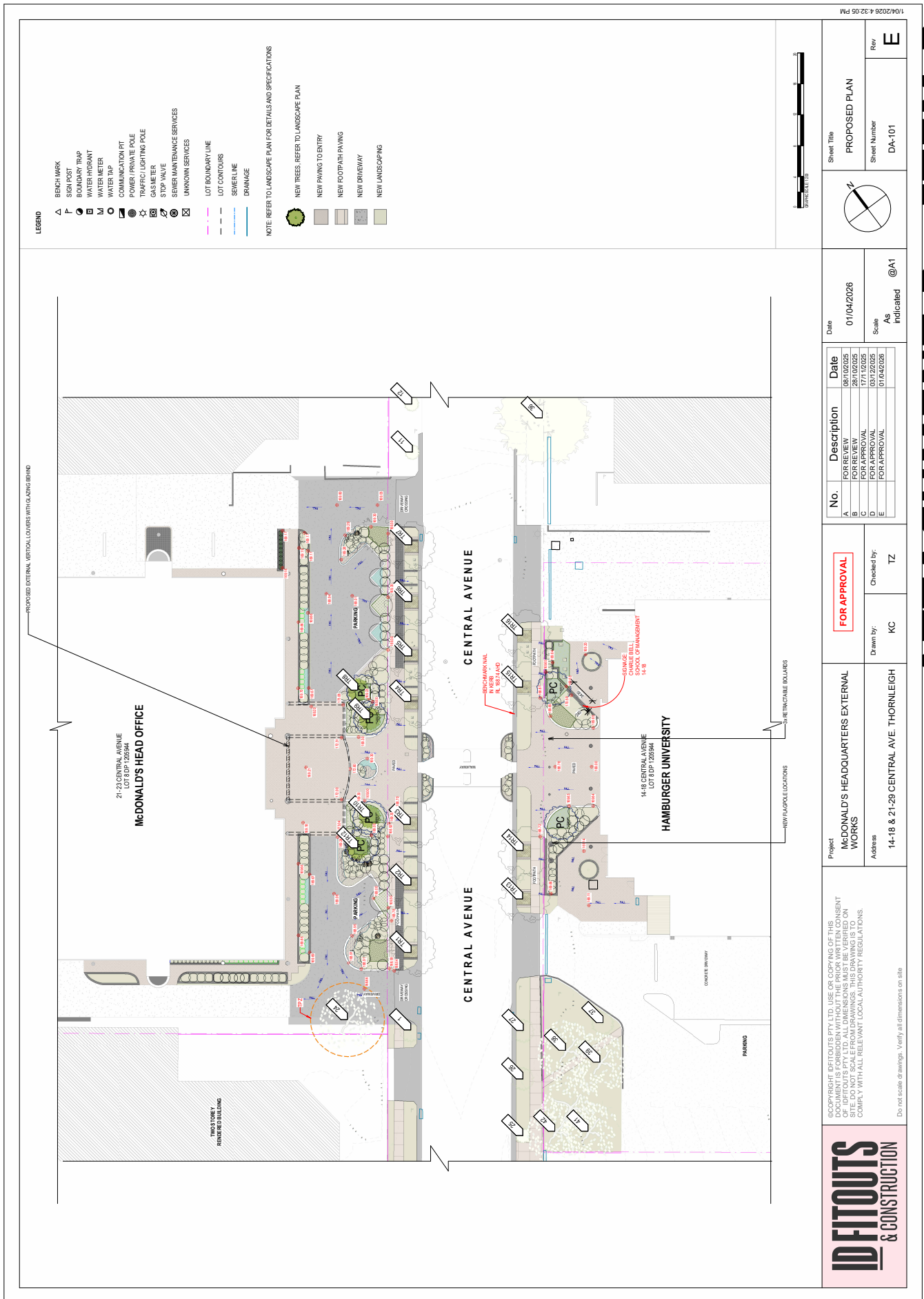
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C	FOR APPROVAL	03/12/2025
D	FOR APPROVAL	01/04/2026
E	FOR APPROVAL	01/04/2026

Date: 01/04/2026  
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Sheet Title: PROPOSED SITE PLAN  
Sheet Number: DA-100  
Rev: E

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# ATTACHMENT 2 - ITEM 2



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Project: **McDONALD'S HEADQUARTERS EXTERNAL WORKS**  
Address: **14-18 & 21-23 CENTRAL AVE. THORNLEIGH**

Drawn by: **KC**      Checked by: **TZ**

FOR APPROVAL

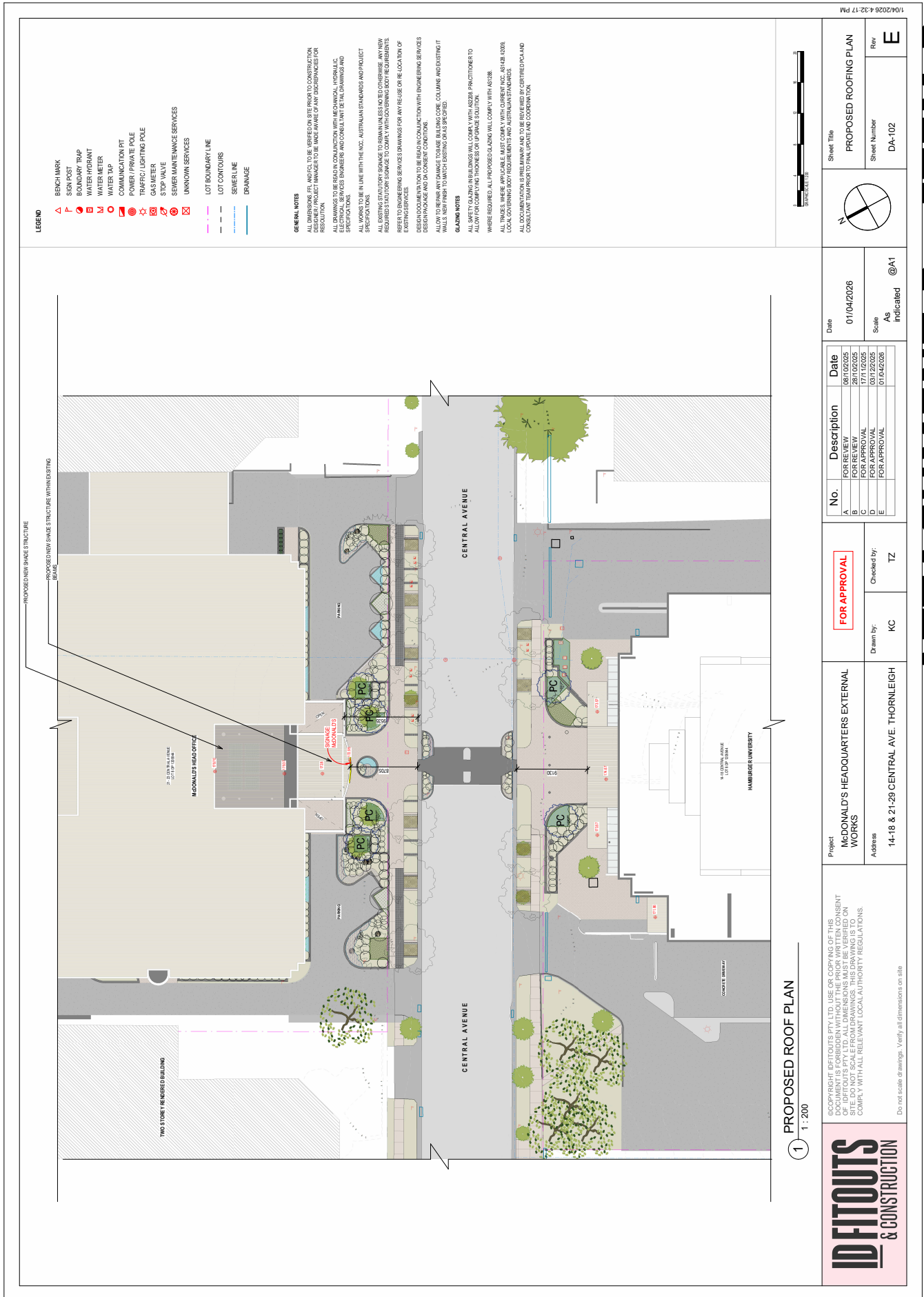
No.	Description	Date
A	FOR REVIEW	09/10/2025
B	FOR REVIEW	29/10/2025
C	FOR REVIEW	03/12/2025
D	FOR APPROVAL	03/12/2025
E	FOR APPROVAL	01/04/2026

Date: **01/04/2026**

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Sheet Title: <b>PROPOSED PLAN</b>	Rev: <b>E</b>
Sheet Number: <b>DA-101</b>	

# ATTACHMENT 2 - ITEM 2



- LEGEND**
- ▲ BEACH MARK
  - △ SIGN POST
  - BOUNDARY TRAP
  - WATER HYDRANT
  - WATER METER
  - WATER TAP
  - COMMUNICATION PIT
  - POWER/PRIVATE POLE
  - TRAFFIC LIGHTING POLE
  - STOP VALVE
  - SEWER MAINTENANCE SERVICES
  - UNKOWN SERVICES
  - LOT BOUNDARY LINE
  - LOT CONTOURS
  - SEWER LINE
  - DRAINAGE

**GENERAL NOTES**

ALL DIMENSIONS (P.L. UNLESS STATED) TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. DIMENSIONS TO BE TAKEN FROM FACE OF ANY DISCONTINUED FOR RESOLUTION.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH MECHANICAL, HYDRAULIC, ELECTRICAL SERVICES ENGINEER AND CONSULTANT DETAIL DRAWINGS AND SPECIFICATIONS.

ALL WORKS TO BE IN LINE WITH THE H.C.S. AUSTRALIAN STANDARDS AND PROJECT SPECIFICATIONS.

ALL EXISTING STATUTORY SIGNAGE TO REMAIN UNLESS NOTED OTHERWISE. ANY NEW REQUIRED STATUTORY SIGNAGE TO COMPLY WITH COVERING BODY REQUIREMENTS EXISTING SERVICES.

DESIGN DOCUMENTATION TO BE READ IN CONJUNCTION WITH ENGINEERING SERVICES DESIGNING AND DISCONTINUED CONDITIONS.

ALL WORKS TO BE IN ACCORDANCE WITH THE H.C.S. AUSTRALIAN STANDARDS AND PROJECT SPECIFICATIONS.

**GLAZING NOTES**

ALL GLAZING TO BE IN ACCORDANCE WITH THE H.C.S. AUSTRALIAN STANDARDS AND PROJECT SPECIFICATIONS.

ALLOW FOR COVERING BODY REQUIREMENTS FOR UPGRADE SOLUTIONS WHERE REQUIRED. ALL PROPOSED GLAZING WILL COMPLY WITH AS2048.

ALL TRADES, WHERE APPLICABLE, MUST COMPLY WITH CURRENT NCC, AS 1308, 2020, LOCAL COVERING BODY REQUIREMENTS AND AUSTRALIAN STANDARDS.

ALL DOCUMENTATION IS PRELIMINARY AND TO BE REVIEWED BY CERTIFIED QUALITY CONSULTANT TEAM PRIOR TO FINAL UPDATE AND COORDINATION.

1 PROPOSED ROOF PLAN  
1:200

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Project: **McDONALD'S HEADQUARTERS EXTERNAL WORKS**  
Address: **14-18 & 21-29 CENTRAL AVE. THORNLEIGH**

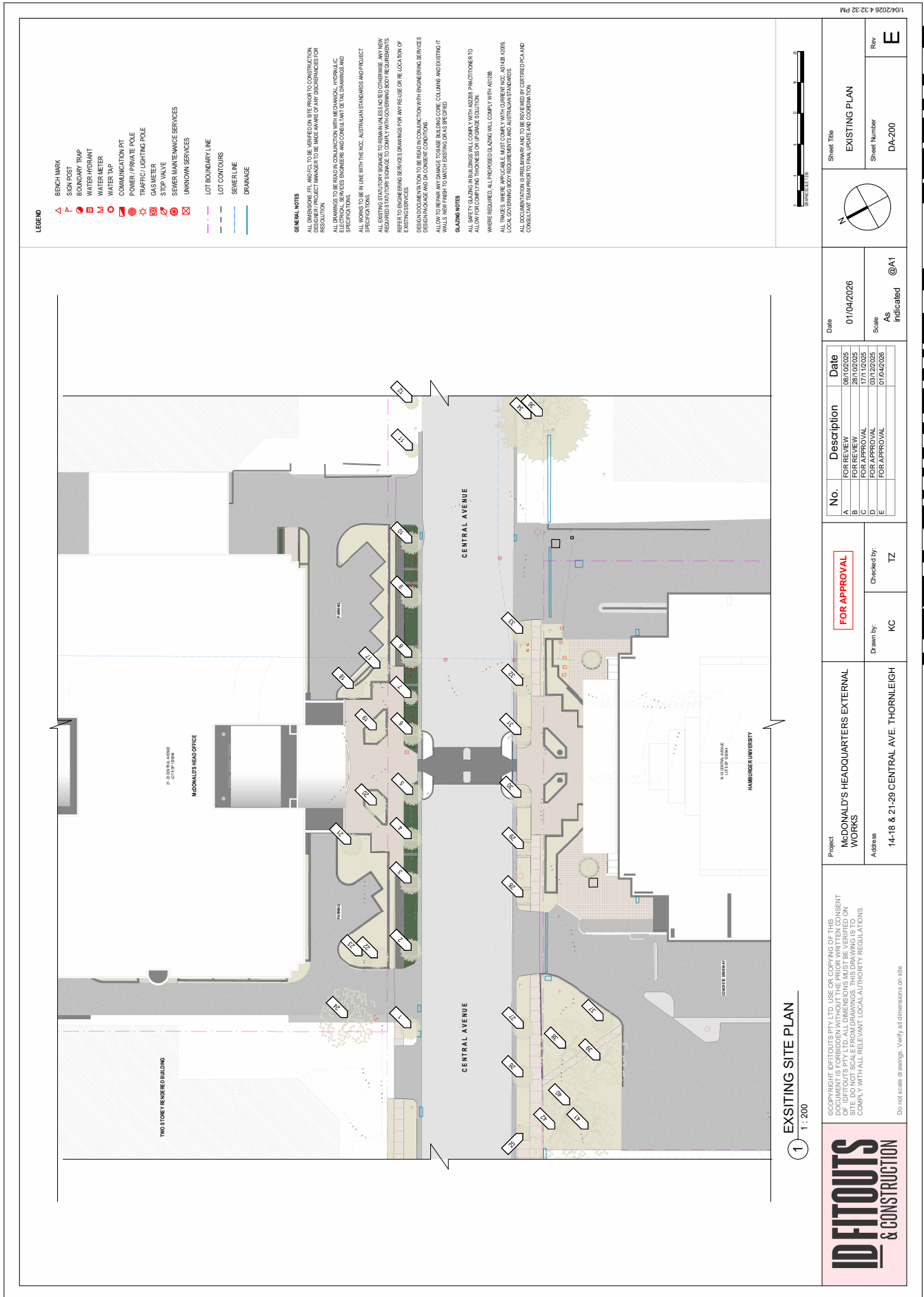
Drawn by: **KC**  
Checked by: **TZ**

No.	Description	Date
A	FOR REVIEW	09/10/2025
B	FOR REVIEW	29/10/2025
C	FOR REVIEW	03/12/2025
D	FOR APPROVAL	01/04/2026
E	FOR APPROVAL	01/04/2026

Date	01/04/2026
Scale	AS indicated @A1

Sheet Title	PROPOSED ROOFING PLAN
Sheet Number	DA-102
Rev	E

**ATTACHMENT 2 - ITEM 2**



1 EXISTING SITE PLAN  
1:200

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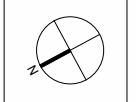
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C	FOR REVIEW	03/12/2025
D	FOR APPROVAL	03/12/2025
E	FOR APPROVAL	01/04/2026

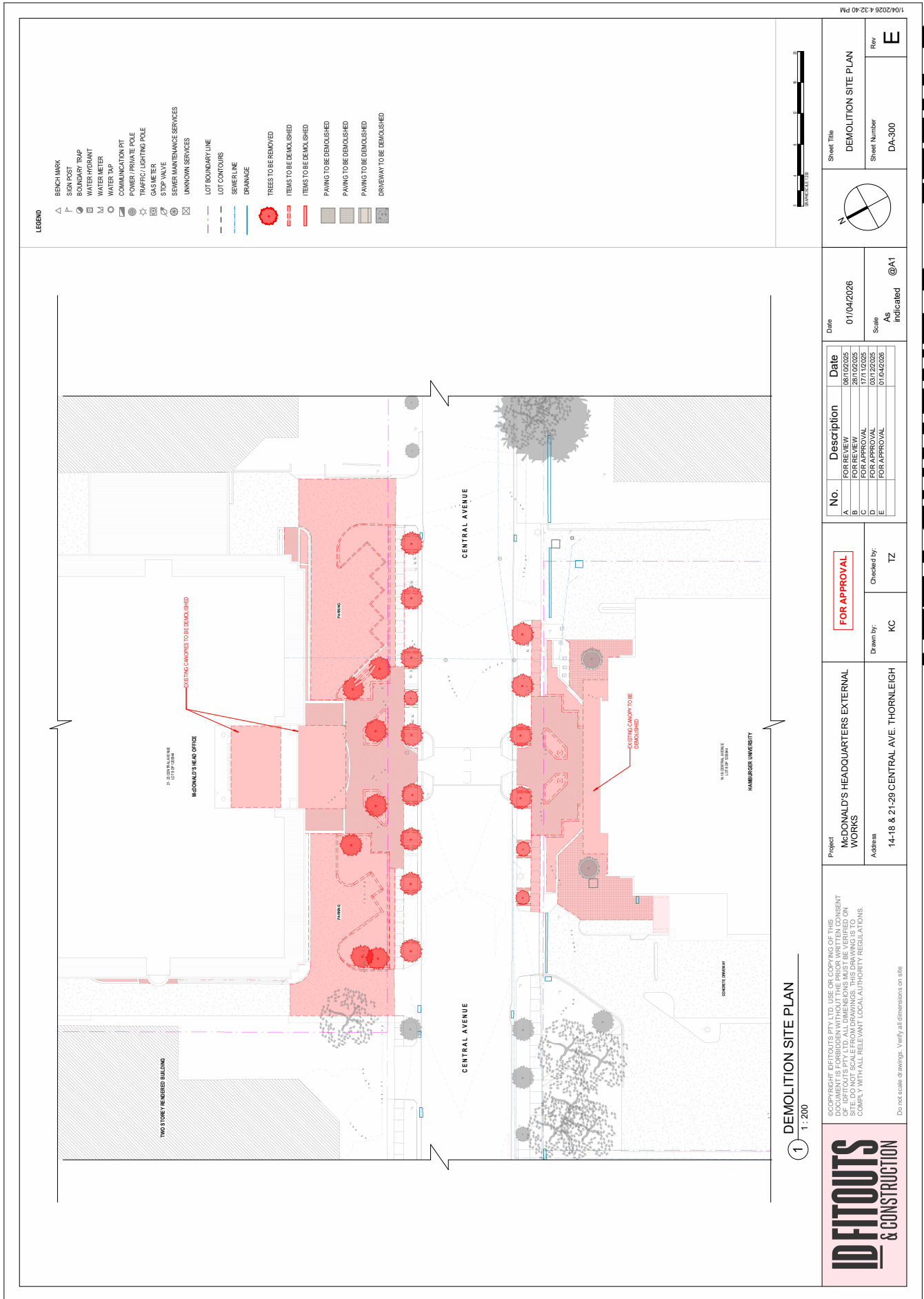
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Scale: AS Indicated @A1



Sheet Title: EXISTING PLAN	Sheet Number: DA-200	Rev: E
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# ATTACHMENT 2 - ITEM 2



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1 DEMOLITION SITE PLAN  
1:200

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Project  
**McDONALD'S HEADQUARTERS EXTERNAL WORKS**  
Address  
**14-18 & 21-28 CENTRAL AVE. THORNLEIGH**

Drawn by: **KC**  
Checked by: **FOR APPROVAL**  
TZ

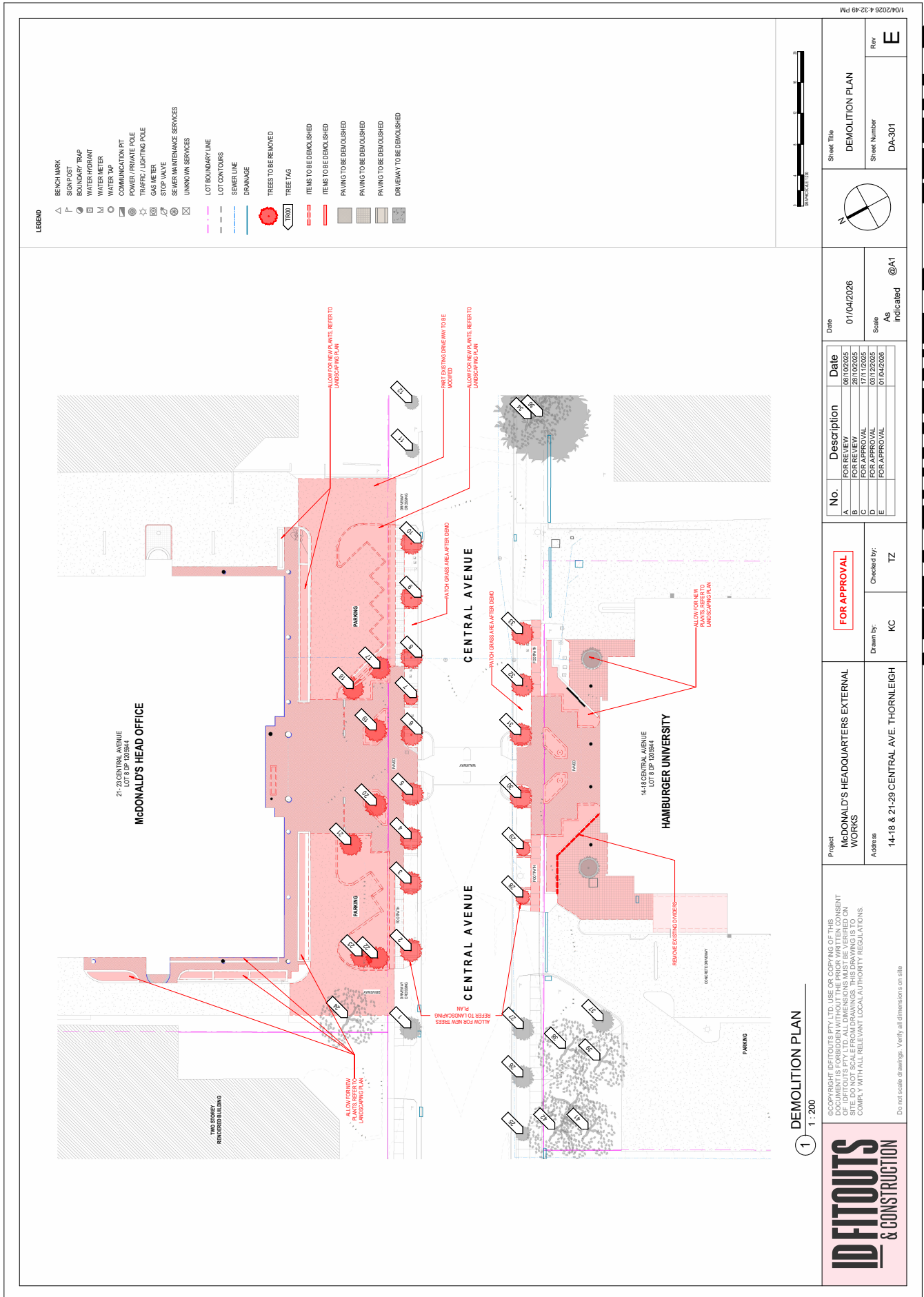
No.	Description	Date
A	FOR REVIEW	09/10/2025
B	FOR REVIEW	29/10/2025
C	FOR REVIEW	03/12/2025
D	FOR APPROVAL	03/12/2025
E	FOR APPROVAL	01/04/2026

Date: **01/04/2026**  
Scale: **AS Indicated** @A1

Sheet Title <b>DEMOLITION SITE PLAN</b>	Rev <b>E</b>
Sheet Number <b>DA-300</b>	

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**ATTACHMENT 2 - ITEM 2**



Sheet Title <b>DEMOLITION PLAN</b>	
Sheet Number DA-301	Rev <b>E</b>

Date 01/04/2026	Scale AS Indicated @A1	
No.	Description	Date
A	FOR REVIEW	09/10/2025
B	FOR REVIEW	29/10/2025
C	FOR REVIEW	03/12/2025
D	FOR APPROVAL	01/04/2026
E	FOR APPROVAL	01/04/2026

FOR APPROVAL	Checked by:	TZ
Drawn by:	KC	

Project  
**MCDONALD'S HEADQUARTERS EXTERNAL WORKS**

Address  
**14-18 & 21-29 CENTRAL AVE. THORNLEIGH**

1  
1 : 200

DEMOLITION PLAN

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# ATTACHMENT 2 - ITEM 2

**1** McDonald's HQ FRONT ELEVATION  
1 : 100

**2** HAMBURGER UNIVERSITY FRONT ELEVATION  
1 : 100

**MATERIALS AND FINISHES**

- 1 TEXTURED TERZOPRINT FINISH
- 2 EXTERNAL ALUMINIUM CLADDER
- 3 FLAT METAL ROOFING
- 4 LANDSCAPING UPGRADE AND RENOVATION TO ALL NEW AND EXISTING PLANTER BOXES

**FOR APPROVAL**

Project: McDONALD'S HEADQUARTERS EXTERNAL WORKS  
Address: 14-18 & 21-29 CENTRAL AVE. THORNLEIGH

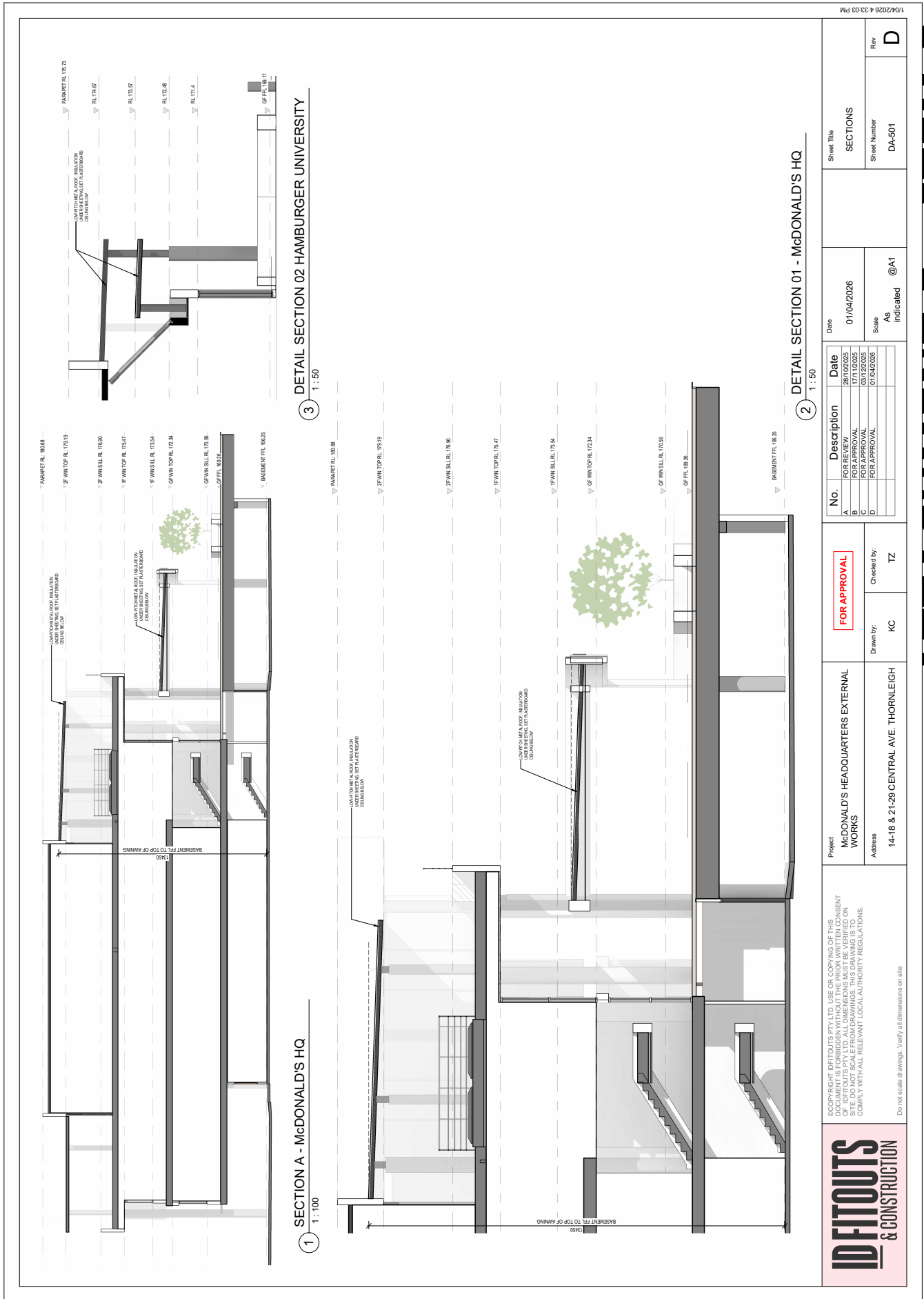
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No.	Description	Date
A	FOR REVIEW	09/10/2025
B	FOR REVIEW	29/10/2025
C	FOR APPROVAL	03/12/2025
D	FOR APPROVAL	01/04/2026
E	FOR APPROVAL	01/04/2026

Sheet Title	ELEVATIONS AND FINISHES
Sheet Number	DA-500
Rev	E

Date: 01/04/2026  
Scale: 1 : 100 @A1

**ATTACHMENT 2 - ITEM 2**



No. Description A FOR REVIEW B FOR APPROVAL C FOR APPROVAL D FOR APPROVAL		Date 26/10/2025 17/12/2025 01/04/2026 01/04/2026	Sheet Title SECTIONS
Drawn by: KC		Checked by: TZ	Scale: AS indicated @A1
Project: McDONALD'S HEADQUARTERS EXTERNAL WORKS Address: 14-18 & 21-29 CENTRAL AVE. THORNLEIGH		Date: 01/04/2026	Sheet Number: DA-501 Rev: D

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# ATTACHMENT 2 - ITEM 2







