

7 April 2016

Mr Brad Harris
Senior Development Assessment Planner
170 George Street
LIVERPOOL NSW 2170

Dear Brad,

Additional Information for DA-1066/2015 – 387 Macquarie Street, Liverpool

1 Introduction

Further to your correspondence and the meeting with the Design Excellence Panel (DEP), we write on behalf of Preswand Pty Ltd (Preswand), owners 387 Macquarie Street, Liverpool (the site). We enclose for your consideration supporting information and amended plans that address the matters identified the comments of the DEP review of development application DA-1066/2015.

In addition to this letter, the following information is provided:

- Amended Architectural Drawings, prepared by the architects for the Mosca Pserras Architects (MPA);
- Amended Landscaping Drawings, prepared by Clouston Associates Landscape Architects; and
- Acoustic Report, prepared Acouras.

Our response to each of the matters identified in assessment of the proposal by the DEP is detailed below. We trust this will assist in concluding your recommendation for this development application (DA).

2 Amendments

As discussed in the following section, the amendments to the architectural and landscape drawings are intended to address the DEP comments. The amendments are identified by a red dashed outline and include:

- The reconfiguration of the storage cages and motorcycle bays within Basement 2 and 3, resulting in the reduction of one motorcycle space;
- Provision of shower/change room facilities on the ground floor;
- Provision of planters in front of the windows facing the central courtyard on Level 1, Level 3, Level 5, and Level 7.
- Introduction of voids, reconfigured circulation gallery and additional planters on Level 2, Level 4 and Level 6;

- Removal of two levels of residential units within the northern wing, resulting in the deletion of six one-bedroom units on Levels 9 and 10;
- Provision of a roof terrace on Level 9, in lieu of the roof terrace on Level 11.
- Modified feature screen above the central courtyard;
- Overall reduction in GFA from 14,215sqm to 13,724.33sqm, resulting in a floor space ratio (FSR) of 5.74:1; and
- Overall reduction in the number of units from 168 to 162, resulting in the provision of 37 one-bedroom, 115 two-bedroom and 10 three-bedroom units.

3 Response to Design Excellence Panel

3.1 HEIGHT AND FSR

The amendments to the plans have addressed the minor matters identified by the DEP. The height of the building has been reduced by two levels towards the northern wing. With the design amendment the proposal now complies with the floor space ratio (FSR) standard applicable to the site, being 5.74:1.

3.2 PRIVACY

Planters and a corresponding void above have been provided in front of the bedroom windows facing the central courtyard. The amended Landscape Drawings demonstrate that these planters will comprise shrubs and incorporate climbers on trellis to the voids in the level above. The utilising of landscape screening affords additional privacy to these bedrooms.

3.3 ACOUSTIC REPORT

In accordance with the recommendation of the DEP, an Acoustic Report has been prepared to address clause 102 of *State Environmental Planning Policy (Infrastructure) 2007*. The Acoustic Report recommends construction for glazing, external walls and the roof/ceiling systems to achieve internal noise criteria. These do not impact the external appearance of the building and can be addressed at construction certificate stage.

As concluded in the Acoustic Report, subject to acoustic attenuation methods being incorporated into the final design, the noise from the proposed development is predicted to comply with the acoustic requirements of the Liverpool Development Control Plan 2008, EPA noise limits, BCA Part F5 and relevant Australian Standards.

3.4 FAÇADE SCREENING

The applicant is currently in the process of undertaking a detailed study that will inform the design of the façade screening elements. To allow this matter to be appropriately resolved, it is recommended that a condition of consent, requiring a plan of the façade screen be submitted for Council's consideration and approval prior to the issue of the Construction Certificate be included. This would afford the applicant the opportunity to engage an artist to progress the design this feature screening. Council staff would have the opportunity to present the facade screening to the DEP for comment.

4 Conclusion

We trust that the above information assists with your assessment of the DA and look forward to the favourable recommendation of the application. Should you have any queries please do not hesitate to contact me on (02) 8233 9913.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'S Down', with a long horizontal flourish extending to the right.

Sam Down
Senior Planner