

Our Ref: 14/24684
Letters\#004\GN

Your Ref: DA-471/2016

20TH June 2018

The General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL NSW 1871

Dear Sir,

DA-471-2016 Amended Development Application for Residential Development at No.s 5 & 15 Rynan Avenue, Edmondson Park.

Following changes to the scheme having been made in response to earlier Design Excellence Panel comments the application was again reviewed by the panel at its meeting of 17th May 2018. Advice was subsequently received that the DEP had identified certain concerns and requires changes to improve the design of this proposal. (see below)

PROPOSAL

Demolition of existing structures, removal of trees, subdivision into four lots, construction of three residential flat buildings (Buildings B/C and D) and construction of roads to be dedicated to Council. The proposal is identified as Nominated Integrated Development under the Water Management Act 2000 requiring approval from DPI Water. Liverpool City Council is the consent authority and the Sydney West Joint Regional Planning Panel has the function of determining the application.

PANEL COMMENTS

The Design Excellence Panel made the following adverse comments in relation to the project:

-The height exceedance for Building D, except where required by lift overruns, as it is adjacent to new lower scaled development should be removed to create a better transition to the neighbouring properties unless it can be shown to have no increased impact on the shading to the neighbouring properties.

Response:

Building D has been designed to comply with ADG setback requirements i.e.

Building Height	Habitable Rooms & Balconies	Non-Habitable rooms
Up to 12 m (4 storeys)	6 m	3 m
12m – 25m (5-8 storeys)	9 m	4.5 m

An additional drawing has been provided to illustrate the shadow impact on the adjacent land to the south of No. 15 Rynan Avenue. This land has recently been subdivided for small lot housing (i.e. one and two storey

detached dwellings.) This is despite it being subject to the same height of buildings control as Building D. The layout of this subdivision virtually ignores solar access by giving emphasis to park or street views. At the time this planning application was originally submitted the proposed setback of 5.93 m was considered reasonable given the development potential of the adjacent site.

Since preparation of this DA planning consent has been granted for a Torrens Title subdivision, including filling of the land to the flood level. The filling of the land reduces the extent of potential overshadowing. The plan form of the two storey dwelling currently under construction on the allotment sharing the common boundary is considered typical of the type of development anticipated here. The northern wall is mostly blank with living / bedroom windows facing either east or west. This orientation and with the subject sites having direct road access will guarantee access to natural daylight.

- *Building B corridor should be amended to provide for an open corridor rather being terminated with an enclosed fire stair. The applicant advised that the previous scheme provided for open corridor. This should be reintroduced into the scheme.*

This suggestion has been adopted in its entirety with the separating wall having been removed

- *Consideration must be given by the applicant to the quality of materials and finishes. All apartment buildings are to be made of robust, low maintenance materials and be detailed to avoid staining weathering and failure of applied finishes. Render is discouraged.*

This suggesting has been adopted in its entirety and no cement render is proposed.

- The panel recommends a minimum 3050 to 3100mm floor-to-floor height so as to comfortably achieve the minimum 2700mm floor-to-ceiling height as required by the ADG.

These heights would be applicable should the building require fire sprinklers and feature floor slab set downs for balconies. However neither is the case here as sprinklers are not mandated and a flat slab soffit will be employed with upturns at doorways to provide waterproofing.

- Sectional drawings at a scale of 1:20 of wall section through with all materials, brickwork, edging details to be submitted.

Sectional drawings are provided.

We have included the following documents for your review prior to submitting hard copies and USB Flash drive.

Architectural Drawings

No	Title	Revision
A-0000	COVER SHEET & LOCATION PLAN	D
A-0001	SITE SURVEY / DEMOLITION PLAN	D
A-0002	SITE ANALYSIS	D
A-0003	DEVELOPMENT STATISTICS	D
A-0004	SITE PLAN	D
A-0006	BASEMENT LEVEL - BLOCKS A,B,C & D	D
A-0007	GROUND LEVEL- BLOCKS A,B,C & D	D
A-0008	TYPICAL UPPER LEVEL - BLOCKAS A,B,C & D	D
A-1001	BUILDING A - BASEMENT PLAN	D
A-1002	BUILDINGS B/C- BASEMENT PLAN 1	D
A-1003	BUILDINGS B/C - BASEMENT PLAN 2	D
A-1004	BUILDINGS D - BASEMENT PLAN	D
A-1005	BUILDING A - GROUND FLOOR PLAN	D

A-1006	BUILDINGS B/C - GROUND FLOOR PLAN	D
A-1007	BUILDING D - GROUND FLOOR PLAN	D
A-1008	BUILDING A - TYPICAL UPPER FLOOR PLAN	D
A-1009	BUILDINGS B/C - LEVEL 1 FLOOR PLAN	D
A-1010	BUILDINGS B/C - LEVELS 2 & 3 FLOOR PLAN	D
A-1011	BUILDINGS B/C - LEVEL 4 FLOOR PLAN	D
A-1012	BUILDINGS B/C - ROOF PLAN	D
A-1013	BUILDING D - TYPICAL UPPER LEVEL FLOOR PLAN	D
A-1114	BUILDING D - ROOF PLAN	D
A-3000	ELEVATIONS - STREETSCAPE BLDGS A,B,C,D	D
A-3101	ELEVATIONS - BUILDINGS B/C - NORTH & SOUTH BUILDING C	D
A-3102	ELEVATIONS - BUILDINGS B/C - EAST & WEST	D
A-3104	ELEVATIONS - BUILDING D - EAST & WEST	D
A-3105	ELEVATIONS - BUILDINGS B/C EAST & WEST	D
A-3201	SOLAR ACCESS - BUILDINGS B/C - NORTH ELEVATION	D
A-3202	SOLAR ACCESS - BUILDING B - EAST ELEVATION	D
A-3208	SOLAR ACCESS - BUILDING C - EAST	D
A-3209	SOLAR ACCESS - BUILDING D - NORTH ELEVATION	D
A-3210	SOLAR ACCESS - BUILDING B - WEST ELEVATION	D
A-3211	SOLAR ACCESS - BUILDING C - WEST ELEVATION	D
A-3212	SOLAR ACCESS - BUILDING D - WEST ELEVATION	D
A-4101	BUILDING B & C SECTION A-A & B-B	D
A-4102	BUILDING B & C - SECTION C-C & D-D	D
A-4104	CROSS SECTION SHOWING ATTAINMENT OF 2 700 CEILING	
A-6101	ADAPTABLE APARTMENTS - BUILDINGS B/C	D
A-6102	ADAPTABLE APARTMENTS BUILDING D	D
A-8101	BUILDINGS B/C/D CROSS VENTILATION	D
A-8102	BUILDINGS B/C/D CROSS VENTILATION	D
A-8201	BASIX COMMITMENTS 1/2	D
A-8202	BASIX COMMITMENTS 2/2	D
A-10101	3D PHOTOMONTAGES	D
A-10102	3D PHOTOMONTAGES	D
A-11101	NOTIFICATION PLANS	D
A-11102	NOTIFICATION PLANS	D
A-12102	EXTERNAL COLOURS FINSHES	D

- Civil Drawings - 15 Rynan Ave Edmondson Park
- Landscaping Plans - 15 Rynan Ave Edmondson Park
- Statement of Environmental Effects - 15 Rynan Ave Edmondson Park
- Stormwater Plans - 15 Rynan Ave Edmondson Park
- Basix Assessment & Report

Should you require any further information please do not hesitate to contact the undersigned.

Kind Regards,

JOSHUA FARKASH & ASSOCIATES PTY LTD

Architecture + Urban Design

per

Graham Neaves

Reg Architect (No 5525) RAIA.