



**Your reference | DA/843/2018**  
**Our reference | BGKXR**

The General Manager  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

Dear Sir/ Madam,

### **CROWN DEVELOPMENT APPLICATION**

**Application No: DA/843/2018**

**Property:** Nos 18-20 Irving Street, PARRAMATTA NSW 2150  
Lot 1 in DP 830369 & Lot 30 in DP 2633

**Proposal:** Demolition, tree removal, lot consolidation and construction of a residential flat building under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) comprising 22 units with basement parking

---

Reference is made to the Design Excellence Advisory Panel Recommendations dated 7 February 2019 regarding the Development Application at the above mentioned property.

The following comments are provided in response to the matters raised:

1. The Panel noted that the applicant has attended a previous pre lodgement DEAP meeting where two options were presented. Option 1 was ultimately supported by the Panel for further development and has now been submitted as a DA.

*Noted.*

2. The Panel noted in the pre lodgement that additional height may be considered appropriate in this context as the site is located at the end of the street and has no northern neighbours given the adjoining tree covered embankment and off ramp.

*Noted.*

3. The additional height has been incorporated into this current submission. Whilst the Panel still feels the additional height is reasonable given the context, Council planners cannot support the proposal at this current time.

*Noted. Revised plans have been submitted to address Council's concerns regarding the proposed height.*

4. Council planners have also raised concerns regarding a minor setback non-compliance along the front western boundary due to a projecting front balcony for Units 101 and 201. The applicant has agreed to revise this in the resubmission. The projecting entry canopy was deemed not to be an issue however. The Panel did not have concerns regarding this matter due site context, however notes Council's position.

*Units G01, 101 & 201 have been redesigned to ensure that balconies to Units 101 & 201 comply with the minimum setback of 5 metres to Irving Street, as shown on the revised Floor Plans (refer to Drawing Nos ar-1201, ar-1202 & ar-1203, Revision a03).*

5. The Panel noted the awkward configuration of the recessed balconies for Unit L101 and units above, with difficult access off the living areas and limited use possible due to proximity of the bedrooms. An alternative layout is recommended.

*The internal layout of Units 101 & 201 have been reconfigured and the balconies have been further recessed to improve the connection between living areas and balconies (refer to the revised floor plans, Drawing Nos ar-1202 & ar-1203, Revision a03). It is not anticipated that the proximity of the second bedrooms will limit the use of balconies.*

6. The Panel would like to see an indication of how services, potential substation and waste handling to the street will be dealt with.

*Provision for services risers and cupboards have been taken into consideration and are shown on the submitted plans. All roof rainwater outlets (RWOs) will either be discharged through internal risers or downpipes located on balconies. No other external services reticulation will be provided on the building façades, other than balcony drainage.*

*A copy of the supply connection offer and design brief are submitted and confirm that an onsite substation is not required. An existing power pole substation located in Irving Street will be upgraded for new connection as shown on the submitted drawing.*

*The proposed garbage storage area is easily accessible from the lifts and secondary pedestrian entry to enable convenient use. Signage will clearly define the general waste and recycling areas, as well as bulk waste storage area within the garbage facility with clear instructions shown. Bins will be wheeled manually from the garbage storage area to the kerbside by Land and Housing Corporation (LAHC) contractors for Council pickup on collection days. LAHC contractors will be responsible for washing and returning the bins to the garbage storage area after collection.*

7. Whilst BCA compliance matters are generally not raised in DEAP meetings it is noted that the windows and doors along the northern boundary are considered to require fire rating due to their proximity to the boundary. This poses a potential amenity issue for the Panel however the applicant has noted that this will be dealt with under the provision of alternative solutions.

*A preliminary Fire Engineering Report has been prepared by Code Performance which provides a fire safety engineering analysis and assessment of the proposed building and verifies compliance of the Performance Solutions developed with the relevant Performance Requirements of the National Construction Code, Volume 1 Building Code of Australia (BCA).*

*A Performance Solution has been developed to address the non-compliances with the Deemed-to-Satisfy (DTS) provisions of the BCA relating to the protection of openings, as detailed in the Fire Engineering Report. The report verifies that the relevant BCA Performance Requirements have been addressed.*

8. The Communal Open Space located in the back of the site in close proximity to Units G05, G06, 105, 106, 205 and 206. The acoustic impact of the space on these units could result in a loss of amenity for the occupants. The Panel recommends that a window treatment be introduced to address the issue. An angled acoustic barrier could be considered to the proposed window openings and may also assist in further articulating the eastern façade.

*As recommended by the submitted Acoustic Impact Assessment prepared by Rodney Stevens Acoustics, windows and sliding doors to the eastern facade of units which face the communal open space will have a minimum glazing rating of between Rw24 (eg. 4mm clear*

*glass with acoustically sealed frame) and Rw26 (eg.5mm clear glass with acoustically sealed frame). All proposed windows and sliding doors will be installed with appropriate acoustic seals. Landscaping is proposed between the communal open space and units at the rear of the building which will also assist in providing an acoustic buffer. It is suggested that any additional acoustic treatment could be addressed as a condition of consent if considered necessary.*

9. Further to this, external sun shading devices should be incorporated into the architecture for currently unprotected west facing windows.

*Western facing windows have been sized and positioned to ensure optimal solar access in winter and minimise heat gain in summer. The submitted BASIX and NatHERS assessment confirms that the proposed development achieves an average 7.4 Star rating, which is well above LAHC's minimum requirement and common practice. In this regard, it is considered that the provision of external sun shading devices to western facing windows is not required. However, if considered necessary it is suggested that this requirement could be addressed as a condition of consent.*

10. The Panel suggests a bump space could be incorporated in the proposal opposite the mailboxes to encourage social interaction.

*In LAHC's experience, the provision of a 'bump space' that is accessible from the public realm can result in people congregating around the entry to the development which may cause nuisance to residents entering the building and can create adverse amenity impacts for dwellings located at the front of the site. It is considered that the communal open space area located at the rear of the development provides a more appropriate space with seating to encourage social interaction.*

*In this regard, LAHC would prefer not to install any seating near the entry, however if considered necessary it is suggested that this requirement can be addressed as a condition of consent.*

11. The current floor to floor height is shown at 3000mm and the Panel recommends a minimum of 3050mm to allow for the coordination of services and structure whilst not impacting on the required ceiling levels.

*As shown on the revised Elevations and Sections, the floor to floor height has been adjusted to 3050mm as requested, i.e. 50mm added to the height of each floor, equal to 200mm in total (refer to Drawing Nos ar-2600 and ar-2601, Revision a03, and Drawing Nos ar-2200, ar2201 and ar-2202, Revision a02). The top of the roof parapet has been reduced by 200mm to maintain the proposed building height as per the originally submitted design to avoid any potential additional amenity impacts to surrounding properties.*

12. The Panel reviewed the landscape plans prepared by DEM dated 14th Sept 2018 and has the following recommendations:

- a) The Panel supports the overall landscape principles and landscape response to the site. The use of an elevated deck structure in the communal open space is supported, in order that the root zones of the retained existing trees are protected. The detailed design and location of the structure and footings near or within the root protection zones shall be in accordance with the Arborist report.

*Noted.*

- b) This recommendation also applies to the private decks in the north eastern corner of the site.

*Noted.*

- c) The southern concrete pathway and deck could be reduced in width to 1.2m in order to augment the area of landscape (currently under the DCP requirement).

*As suggested, the southern concrete pathway and deck has been reduced in width to 1.2m as shown on the submitted Ground Floor Plan and Landscape Plan (refer to Drawing No ar-1201, Revision a03, and Drawing No la-0501, Revision A06).*

- d) The design of the large communal deck could be improved, with further thought given to the addition of attractive seating alcoves and a more appropriate location/configuration for the 'vegetable garden' planters.

*The design of the communal deck has been revised as shown on the submitted Ground Floor Plan and Landscape Plan (refer to Drawing No ar-1201, Revision a03, and Drawing No la-0501, Revision A06).*

- e) The steps down to the ground level may have to be relocated to avoid the root zone of the existing tree at the east boundary. An option is to move the western access ramp and communal deck a little further south, away from the private balconies and existing tree.

*The steps from the communal deck to the ground level have been relocated as shown on the submitted Ground Floor Plan and Landscape Plan (refer to Drawing No ar-1201, Revision a03, and Drawing No la-0501, Revision A06). The location of the communal deck has been designed to provide optimal separation from the adjoining property to minimise any potential impacts and allow for extensive landscaping along the common boundary.*

- f) Advanced sized shrub planting is to be installed adjacent to the rear of the building to overcome the fact that they are to be planted in the ground and not in a raised planter.

*Proposed shrubs located to the rear of the building will be installed at 200mm pot sizes which are considered to be advanced sized. Landscaping to the rear of the building also includes 3 Blueberry Ash that are capable of reaching a mature height of 6m. These trees will be installed at 75L pot sizes and have been strategically located to provide a pleasant outlook from windows and balconies facing the rear of the site. It is suggested that any additional specifications regarding plant sizes could be addressed as a condition of consent if considered necessary.*

- g) Incorporate outdoor safety lighting and install hose cocks and irrigation for the extensive planting beds and movable planters.

*Noted. Details of outdoor safety lighting, hose cocks and irrigation will be provided at tender documentation stage. It is suggested that these requirements could be addressed as a condition of consent.*

13. In relation to detailed design and layout of private balconies, the Panel recommends that:

- a) HVAC equipment should preferably be grouped within designated screened plant areas either on typical floors or on roof-tops.

*Air-conditioning is not provided as part of the proposed development.*

- b) Wall mounted equipment (e.g. instantaneous gas HW heaters) and associated pipework is concealed into wall cabinets and ducts.

*Noted. A central gas hot water system is proposed within a plant room located on the top floor (refer to Level 3 Plan, Drawing No ar-1204, Revision a02).*

- c) If service equipment is located on private balconies, additional area above ADG minimums should be provided.

*Noted. No service equipment is proposed on private balconies.*

- d) Rainwater downpipes are thoughtfully designed and integrated into the building fabric.

*All roof RWOs will either be discharged through internal risers or downpipes located on balconies. Proposed downpipes will be discreetly located to minimise any potential visual impacts.*

- e) The above items should be positioned so that they are not visible from common areas or the public domain adjacent to the development.

*Noted.*

- f) Balustrade design must address visual screening of large items typically stored on balconies, for example BBQ's, clothes drying devices and bicycles.

*Balustrades to balconies facing Irving Street or the communal open space area will comprise perforated metal panels to ensure privacy and screening of large items. Clotheslines will be mounted at balustrade height to avoid any visual impacts.*

14. Active ESD provisions such as rainwater re-cycling, solar power and solar hot water were not discussed at the meeting, however it is assumed that at a minimum these measures will be included in the development.

*The proposed development incorporates the installation of a solar photovoltaic system for common area lighting, as shown on the revised Roof Plan (refer to Drawing No ar-1205, Revision a02).*

15. The Panel recommends that annotated 1:20 scale cross-sections and details of all proposed façade types and materials are included with the DA submission and form part of the consent documentation.

*Noted. Refer to submitted Wall Detail Sections (Drawing No ar-4200, Revision a01).*

16. Given the site context, sections and elevation drawings should be extended to include the embankment and off ramp to further assist in the applications assessment.

*Noted. Refer to submitted Sections (Drawing Nos ar-2201, Revision a02 & ar-2202, Revision a02).*

Should you require any further information, please contact Deborah Gilbert, Planner, on 9354 1797 or by email at [deborah.gilbert@facss.nsw.gov.au](mailto:deborah.gilbert@facss.nsw.gov.au).

Yours sincerely,



27.5.19

Lisa Heniedi  
Principal Planner, Development Services  
NSW Land & Housing Corporation