

24 April 2019

The General Manager  
Liverpool City Council  
Locked Bag 7064  
Liverpool BC, NSW 1871

Attention: Town Planning

**RE: ADDENDUM TO SUBMITTED STATEMENT OF ENVIRONMENTAL EFFECTS FOR  
DA-627/2018, 23-29 HARVEY AVENUE, MOOREBANK**

An addendum to the submitted Statement of Environmental Effects prepared by GAT & Associates dated July 2018, has been prepared as it pertains to the Development Application at the subject site 23-29 Harvey Avenue, Moorebank (DA-627/2018). The development application seeks for demolition of all existing structures and the development of a six (6) storey residential flat building comprising of 2 x studio units, 14 x 1 bedroom units, 35 x 2 bedroom, units and 7 x 3 bedroom units, two levels of basement parking and site and landscaped works.

The addendum, as prepared, had been requested by the Design Excellence Panel, in their minutes relating to the meeting held on 14 February 2019. Notably, prior to lodgement of the application with Council, the development was presented to the Design Excellence Panel on 24 April 2018.

The purpose of this addendum to the submitted Statement of Environmental Effects is to address the Panels comments so as to ensure any changes are clearly documented and explained. A subsequent email received from Adam Flynn, Senior Development Planner at Liverpool City Council, dated 13 March 2019, raised issues pertaining to Traffic, Waste and Engineering. These issues have been addressed in this addendum. A copy of this email has been attached under Appendix A.

Reference should also be made to the amended architectural plans prepared by Pagano Architects, landscape plans prepared by Conzept Landscape Architects and stormwater plans prepared by Loka Consulting Engineers which are submitted with this addendum.

The application continues to seek for the demolition of structures and construction of a 6-storey residential flat building with two levels of basement parking comprising 2 x studio units, 14 x 1 bedroom units, 35 x 2 bedroom, units and 7 x 3 bedroom units.

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### **Design Excellence Panel Meeting – 14 February 2019**

Since the Design Excellence Panel (DEP) meeting held on the 14 February 2019, the scheme has undergone refinement in the context of the Panel's commentary and satisfied all outstanding concerns which were raised in the respective meeting minutes.

For the ease of cross referencing, the commentary below has followed that contained within the Panel's minutes.

It is noted in the minutes for the DEP meeting held on 24 April 2018, that prior to the submission of the Development Application (DA-627/2018), the Panel supported the proposed breach in height as it is limited to the rooftop communal open space, amenity facilities and related structures. The proposed breach in height continues to relate to the rooftop communal open space. The DEP meeting held on 14 February 2019 has confirmed its support in this regard.

The design of the balconies servicing Unit 304 & 306, 404 & 406 and 504 & 506 has been revisited to omit privacy concerns raised by the Panel. To alleviate these concerns, a privacy screen has been proposed in the centre of the eastern face of the balconies for Units 304, 404 & 504, whilst privacy louvres have been proposed in the north western portion of the balconies for Units 306, 406 & 506. The two balconies at levels 3, 4 and 5 have also been offset from each other to ensure there are no possibilities for overlooking.

The window in the eastern wall of Units 303, 403 & 503 have been lengthened to increase solar access and ventilation to the living rooms of each unit. In response to this change, the existing windows proposed in the western wall of the bathroom of Units 305, 405 & 505. This design reconfiguration mitigates potential privacy concerns whilst ensuring double blank walls do not occur.

It is noted the DEP has *"commended the revised design approach with two separate buildings and landscaping in the central zone."*

The DEP Minutes have requested careful attention be paid toward the future detailing of the Harvey Avenue façade. This has been noted. The proposed detailing of the Harvey Avenue façade has been adapted via the connection of the two buildings at levels 2 and 3 only. This ensures there is no continuous wall fronting Harvey Avenue. The proposed materials and finishes also provide a suitable interaction with the public domain by utilising materials in their natural state, with any finished surfaces non-reflective and subtle in colour.

It was raised in the meeting that photovoltaic technology, or provisions for future installation of the same, be incorporated into the design. As is demonstrated on the updated Proposed Site & Roof Plan, areas allowing the provision of photovoltaic technology has been accounted for on a portion of roofing servicing both towers. The development has satisfied this proposal by the Panel.

The Panel requested the possibilities of capturing stormwater for reuse be investigated. This has been considered and satisfied with the stormwater concept plans displaying the

specifications for an above ground rainwater tank to capture stormwater and reuse that water across the site.

It was recommended by the Panel that the amount of paved surfacing be reduced, and potentially replaced with permeable paving where appropriate. This has been adopted and implemented most notably in the north eastern corner of the subject site. The original proposed pathway extending south from Harvey Avenue has been proposed to be replaced with stepping stones, reducing the amount of hardstand area. The increased number of trees proposed throughout the subject site will also reduce the appearance of hardstand areas, resulting in a softer, landscaped presence.

It is noted by the Panel in the Minutes of the meeting that the orientation of the building is commended and maximises the development's northern exposure and proposed cross ventilation of the apartments.

As requested by the Panel, the design of common spaces has been refined to allow for increased amenity and a greater number of places for residents/visitors to sit and enjoy the common spaces. Bench seats have been proposed between the trees that line the southern boundary. In-built seats are proposed at the western end of the proposed boardwalk. Three bench seats are proposed in between trees along the eastern boundary, in the south eastern corner of the subject site. The proposed in-built bench seat located along the eastern boundary of the subject site has been replaced with two sets of tables and chairs to provide greater seating opportunities. A BBQ and lightweight pergola have also been proposed in this area.

The Panel recommended a large, mature tree be located within the courtyard area to act as a signature element and landmark. The tree is also to be provided to ensure an adequate amount of shade is produced, allowing residents and visitors to utilise this shade when enjoying the courtyard. As per the amended landscape plans, a *Cornus Florida* (Flowering Dogwood) has been proposed which will achieve a mature height of 9m and mature spread of 6m ensuring suitable amounts of shade is provided whilst also acting as a natural landmark to the development.

Improved landscape design at ground floor to enhance the interface of the building with the streetscape was recommended by the Panel. In response to this recommendation, the location of trees within plantation beds fronting Harvey Avenue have been relocated to increase the provision of plants and shrubs, providing a softer interface. Along the Harvey Avenue boundary, originally proposed Claret Ash trees, which are an exotic species, have been replaced with native species. An additional tree has been proposed along the frontage to Harvey Avenue, in front of Unit G06, increasing the prevalence of landscaping as viewed from the street. In addition, the relocation on the north eastern pedestrian pathway has increased the potential for plantation abutting the Harvey Avenue boundary. The use of stepping stone for the relocated pathway, instead of pavers, reduces the amount of hard paved area, softening this portion of the street frontage. It is considered that the proposed changes enhance the interface of the building with the streetscape by providing a softer transition between the public domain and the proposed built form.

A variety of substantial mature trees have been proposed in the deep soil zones of the development on the ground floor, ranging in mature height from 5m to 10m. As the proposed

deep soil zones constitute tight spaces in some instances, provision of large mature trees is difficult. It is therefore considered that the proposed trees will enhance the interface of the property between the built form and communal areas, provide a high level of amenity and ample amounts of shade for residents and visitors to the proposed building.

The Panel requested the relocation of the pedestrian gate located in the north eastern portion of the subject site to allow for increased planting and communal gathering spaces. The gate has been relocated to the north eastern corner of the subject site, with the pedestrian pathway being relocated to extend from the new gate location, running parallel to the eastern boundary before cutting across the communal area to rejoin her existing path at the southern end of unit G10. The relocation of the gate and pathway also sees a greater separation between the pedestrian walkway and the private open space of ground floor unit G10, increasing the amenity of the private open space for residents and visitors of the unit.

It was recommended by the Panel that the area of private open space of unit G10 be amended to intrude into the existing communal area to enable appropriate screening of the bedroom windows, providing greater privacy. The eastern wall of the private open space of unit G10 has been retained however, a planter bed has been proposed to extend 1.20m from the eastern wall of the private open space and extend the width of bedrooms 1 and 2 of the same unit. This ensures visual privacy for the occupants of both bedrooms whilst also providing a mild acoustic barrier between the bedrooms and the communal area.

The Panel requested that the materials used be left in their natural state, being unpainted and unfinished where possible. If finished materials were to be used, it was requested by the Panel that these materials be of a high quality, requiring the lowest maintenance possible. As the schedule of materials and finishes in the architectural plan set shows unpainted brick is proposed to be used as an external finish across much of the proposed development. Where external painted walls are proposed, they are to be finished with weather retardant paint that is non-reflective and will require minimal maintenance. Stone wall cladding is also proposed to be used in its natural state for the fences along Harvey Avenue.

### **Subsequent email received 13 March 2019**

A swept path analysis was prepared by Loka Consulting Engineers within the Traffic Management Report and was submitted with the original Development Application. The Report has been attached under a separate cover. Reference should be made to Appendix B of this report. Detailed design specifications for the access driveways and carparking were also provided with the original Development Application within the Traffic Management Report.

The site of the proposed development is outside of the Liverpool CBD. As such, on-site waste collection is not a requirement. It is considered the proposed kerbside collection is appropriate given the scale and location of the proposed development.

An 18.8m<sup>2</sup> bulky waste store room with a head height of 3.2m is proposed in the south eastern corner of Basement Level 1. Refer to amended landscaped plans prepared by Pagano Architects.

At basement Level 1, 8 x 240L Waste bins and 8 x 240L Recycle bins are provided in each of the two proposed garbage rooms, resulting in a total of 16 x 240L Waste bins and 16 0 x240L Recycle bins for the development. Reference should be made to the amended architectural plans prepared by Pagano Architects.

Reference should be made to amended stormwater plans and associated letter prepared by Loka Consulting Engineers which provide diagrammatic and written explanations regarding issues pertaining to OSD. Amended plans and accompanying letter have been attached under a separate cover.

This addendum to the submitted Statement of Environmental Effects prepared by GAT & Associates dated July 2018, has addressed the changes made to the architectural plans prepared by Pagano Architects, landscape plans prepared by Conzept Landscape Architects and stormwater plans prepared by Loka Consulting Engineers, which were undertaken in response to the Minutes resulting from the DEP meeting held on 14 February 2019, and a subsequent email from Adam Flynn dated 13 March 2019. These changes have been explained and detailed above within this Addendum.

Should you have any questions, please do not hesitate to contact the undersigned.

Alyssa Norton  
Town Planner  
GAT & Associates  
P3069

Gerard Turrisi  
Director

Appendix A      Email Correspondence from Adam Flynn dated  
13 March 2019.

## Alyssa Norton

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**From:** Adam Flynn <FlynnA@liverpool.nsw.gov.au>  
**Sent:** Wednesday, 13 March 2019 2:53 PM  
**To:** Alfredo Pagano  
**Subject:** RE: HPE CM: DEP Minutes - DA-627/2018 - 23-29 Harvey Avenue

Hi Alfredo

Further to my previous email, please see below some additional issues that have been raised that need to be addressed:

**Traffic:** Detailed design plans for the access driveways and car park including swept path analysis, line markings and sign posting in accordance with the DCP and AS2890 should be submitted to Traffic and Transport Section for review.

**Waste:** The proposal as described by the architectural plans and the waste management plan should be amended to demonstrate the following:

- The capacity for the Council contractor's waste truck to carry out a waste pick up on-site, either by means of a loading bay of sufficient dimensions immediately adjacent to the Harvey Avenue frontage, or by means of the waste truck being able to drive right up to the doors of the waste storage area. This in turn is dependent on the parking area having an unobstructed head height and turning arcs sufficient for the truck to drive up to it to carry out the emptying of the bins, and to then be able to turn around and exit safely.
- Resolution of the issues with regard to the number and volume of required bins and the operation of the 240L recycling bins on each level.
- Provision of a bulky waste storage room of not less than 18m<sup>2</sup> and a minimum head height of 2m.

**Engineering:** Prior to further assessment by Land Development the following matters must be addressed by the applicant:

- The proposed onsite detention (OSD) basin shall be design to ensure that downstream peak post-development discharges do not exceed peak pre-development discharges for 20%, 5% and 1% AEP storm events.
- The proposed OSD at the rear property shall be underground
- The proposed storage volume is excessively high. Please submit Drains model for review

Please provide amended plans and details to address these, and the issues raised by the DEP, by the end of March (or a later date can be agreed) to allow us to continue to progress the application.

Regards  
Adam

Adam Flynn  
Senior Development Planner



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**From:** Adam Flynn  
**Sent:** Tuesday, 5 March 2019 15:40  
**To:** alfredo@pagano.com.au  
**Subject:** HPE CM: DEP Minutes - DA-627/2018 - 23-29 Harvey Avenue

Dear Alfredo

Please see attached the minutes from last month's DEP meeting.

Can you please look to address the DEP's comments, so we can look to progress the application.

Regards  
Adam

**Adam Flynn**  
Senior Development Planner



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