

Slide 1: Name of applicant, developer, proposal

- Applicant: Dickson Rothschild (Architect, Town Planner.)
- Developer: UFN Group
- Proposal:
 - Site address: 23-29 Harvey Avenue, Moorebank.
 - Section 4.55 (2) to DA-627/2018 & 2018SSW026
 - 6-storey residential flat building over 2 levels basement. A total of 58 units including 31 affordable housing units.

Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

Elements	Consented Development	Amended Development	Proposed Change
Total number of units	58 units	58 units	No Change
Affordable rental housing	27 units	31 units	+ 4 units
Storeys	6 storeys + roof garden	6 storeys + roof garden	No Change
Floor to floor height	3050mm	3100mm	+ 50mm
Height at roof COS	RL 40.40m	RL40.95m	+0.65m
Car parking spaces	60	68	+ 8 spaces
FSR	1.65:1	1.7:1 (Comply with FSR provision under SEPP (Housing) 2021)	+0.05

Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

- The proposed modification maintains the façade concept.

Consented Development DA 627/2018



Brick wall

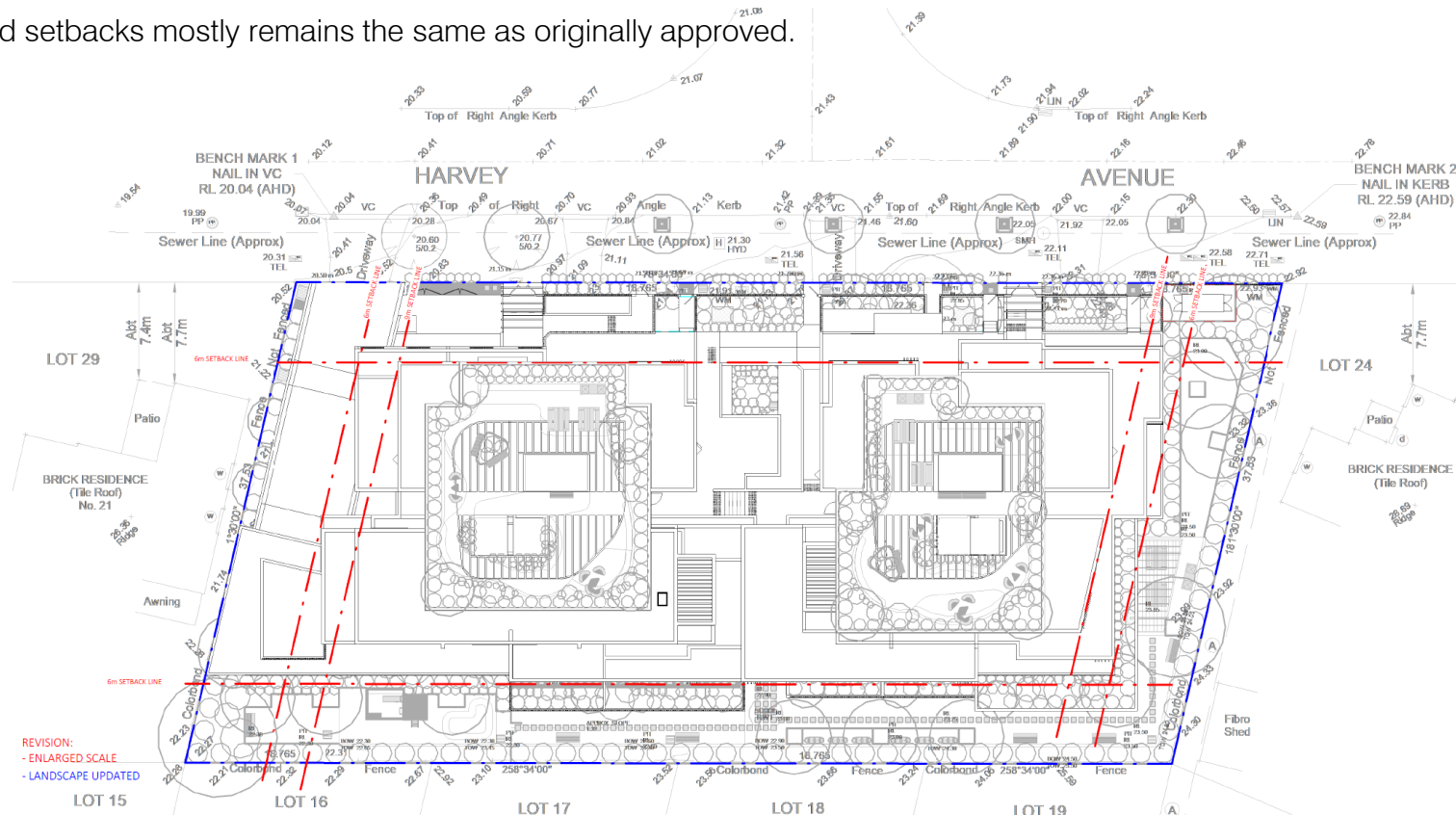
Amended Development



Glass balustrade

Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

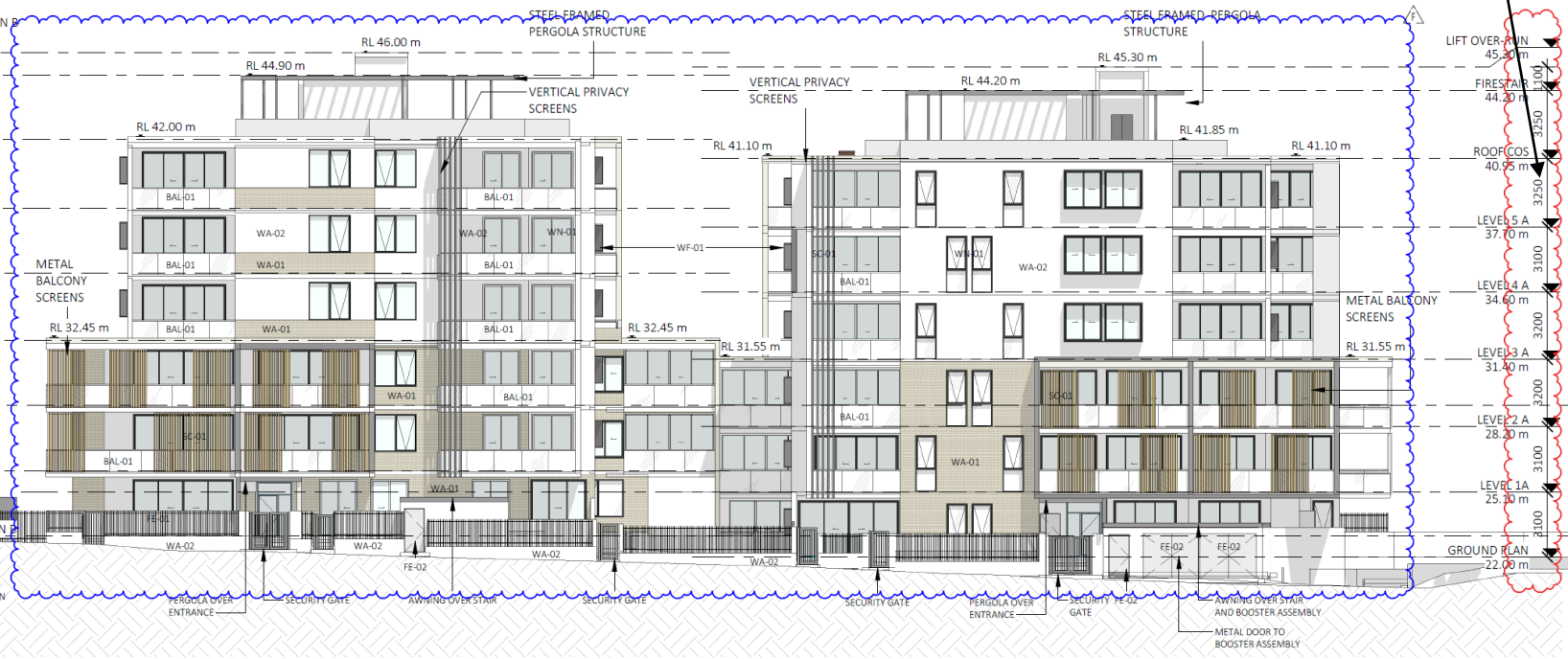
- The site is located in R4 Zone. Development suitability has been demonstrated in the consent development.
- The siting and design remain consistent with the approved scheme.
- The building footprint and setbacks mostly remains the same as originally approved.



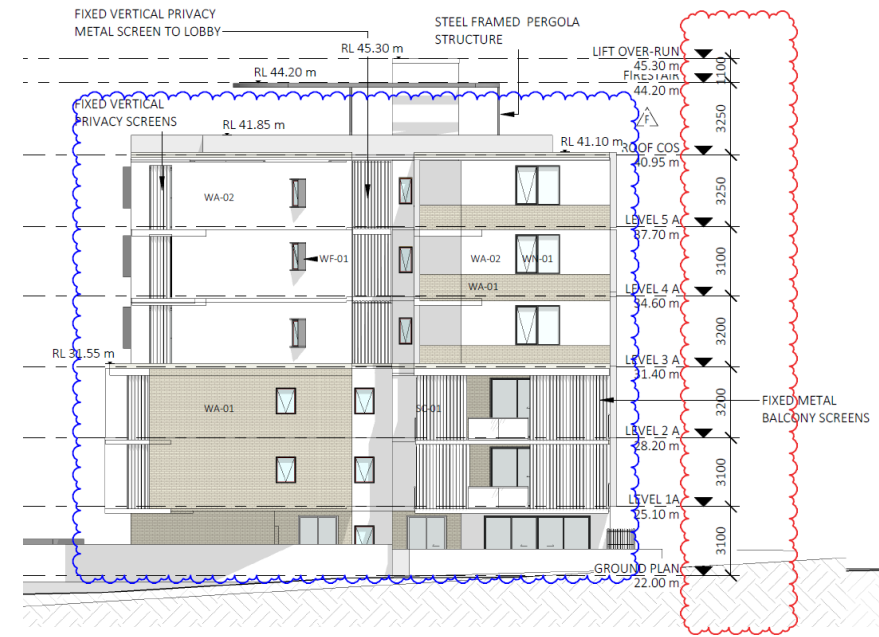
Site Plan

Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

Floor to floor height increase from 3050mm to 3100mm



North Elevation



West Elevation

Slides 6-8: Specialist reports and investigations

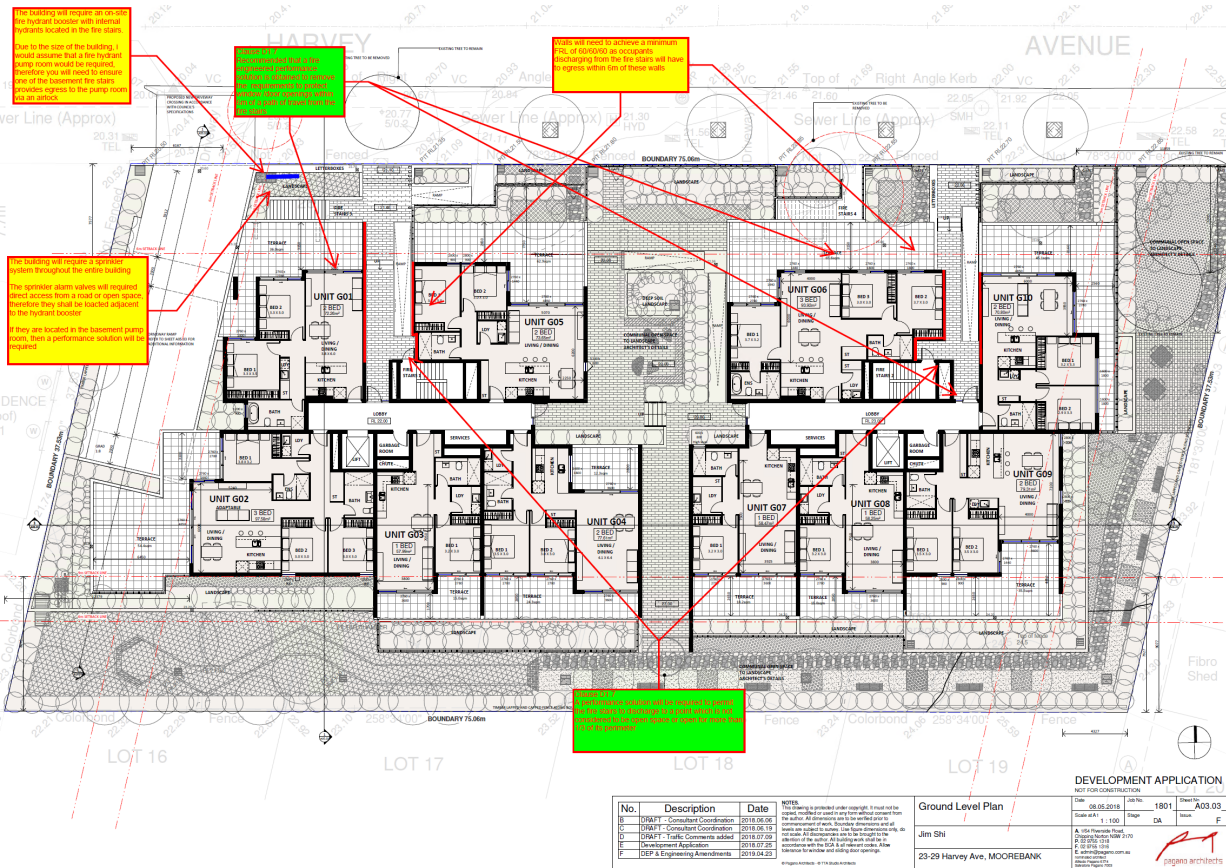
A total of 12 specialist reports

- Architectural Plans prepared by Dickson Rothschild.
- Section 4.55 Modification Report (SEE) prepared by Dickson Rothschild.
- Access Report prepared by Accessible Building Solutions (updated in S4.55).
- Acoustic Report prepared by Acoustic, Vibration & Noise Pty Ltd (prepared in DA).
- BASIX Certificate and NATHERS report prepared by Loka Consulting Engineers (updated in S4.55).
- BCA Report prepared by BCA Logic (updated in S4.55).
- Building Services (Mechanical, Electrical, Hydraulic) Preliminary Design by JHA (prepared in S4.55).
- Landscape Plans prepared by Conzept Landscape Architects (updated in S4.55).
- Stormwater Concept Plan prepared by Loka Consulting Engineers (updated in S4.55).
- Traffic and Parking Impact Assessment prepared by Loka Consulting Engineers (updated in S4.55).
- Waste Management Plan prepared by Loka Consulting Engineers (updated in S4.55).
- Quantity Surveyor's Cost Report prepared by Altus Group (updated in S4.55).

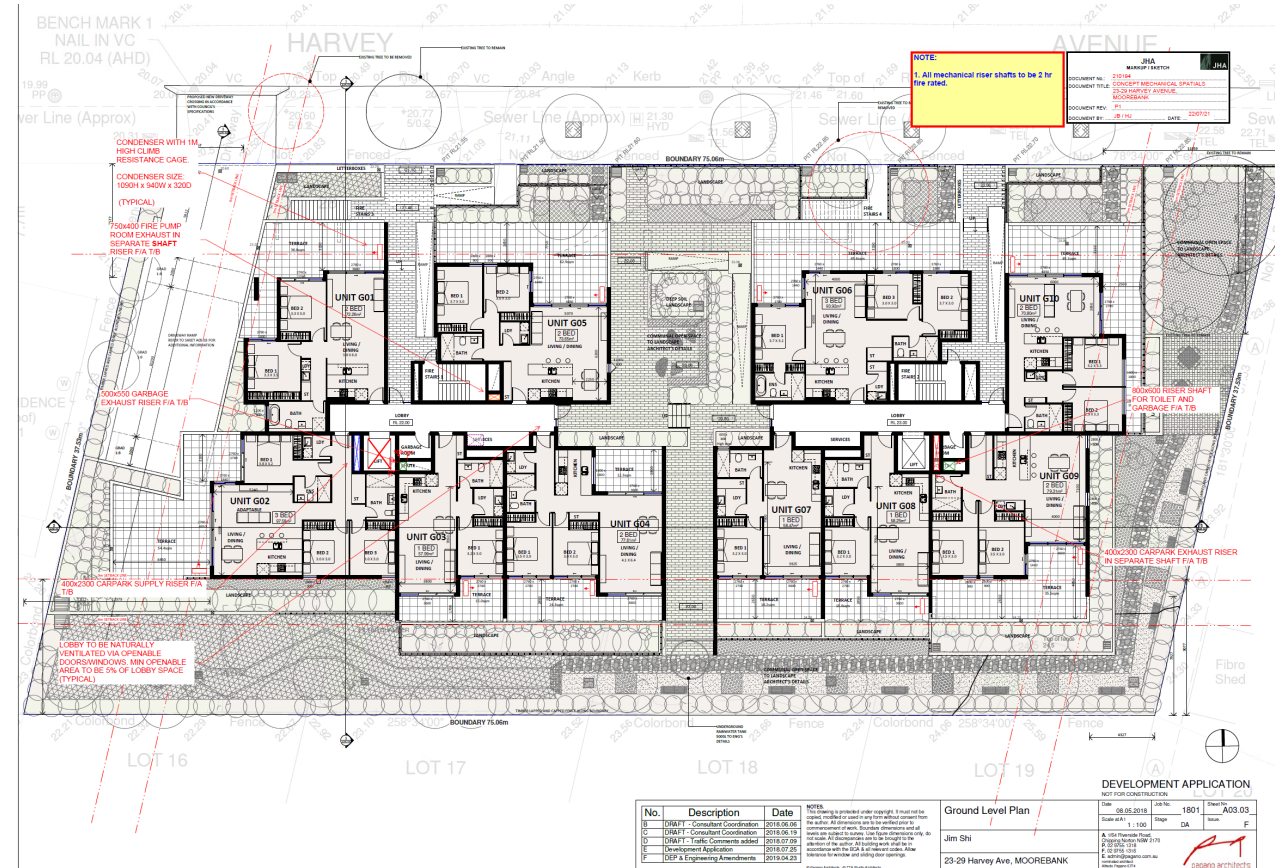
Slides 6-8: Specialist reports and investigations

- Driven of Modification : post-consent services design development

BCA review NCC 2019 by BCA Logic

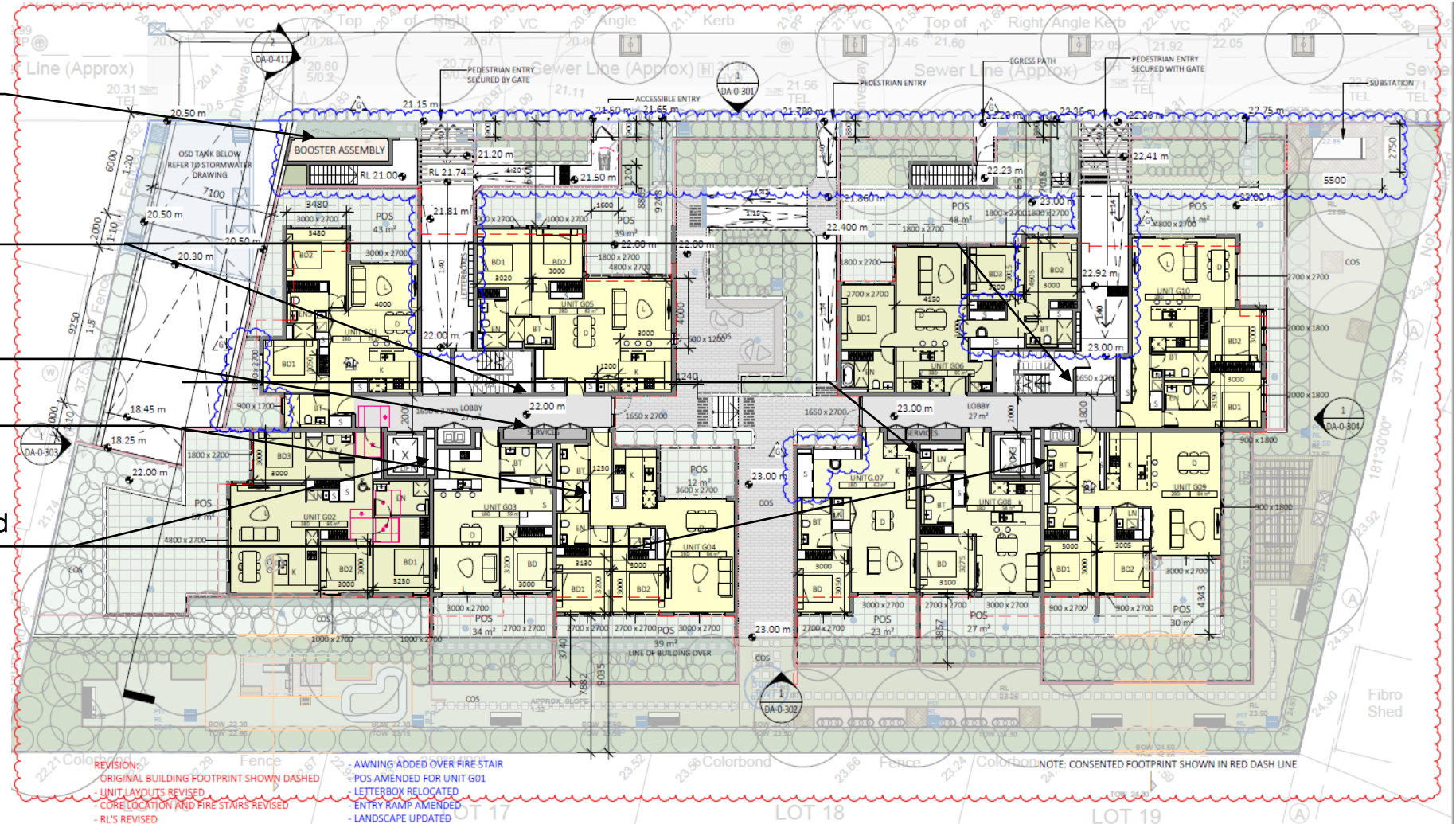


Building Services (Mech, Hydrau, Elec) review by JHA



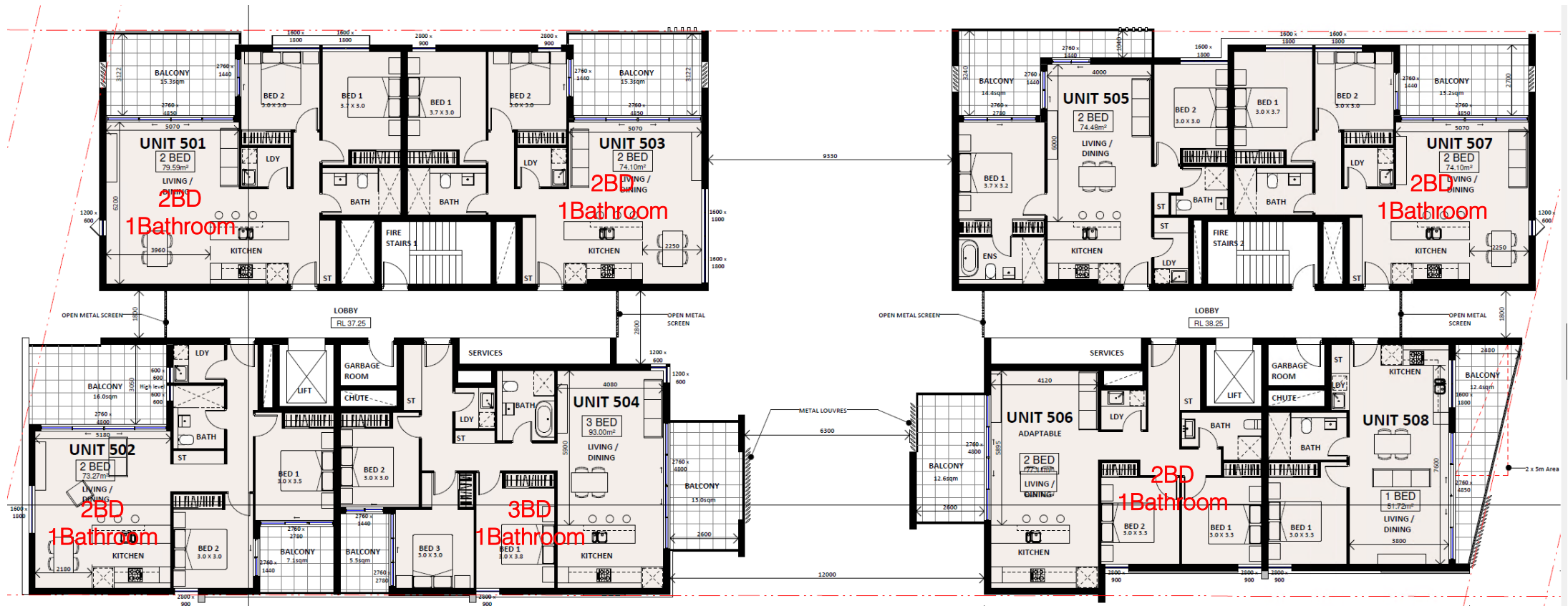
- Amended Development : responding to BCA & Services requirement

- 400x2300 Carpark supply riser provided



Slides 6-8: Specialist reports and investigations

- Driven of Modification : market research conducted and demonstrated 2 bathrooms are highly demanded in 2BD & 3BD units



Consented Development DA 627/2018 – all 3 BD units and most 2 BD units were provided with 1 bathroom

- Amended Development : improvement to apartment layout and amenity



Slide 9: Community consultation and exhibition

- Notified as per Council's normal exhibition process, 0 submission received

DA-627/2018/A

Development Application - Modification to Development Consent DA-627/2018 under Section 4.55 (2) of the Environmental Planning and Assessment Act 1979, to: - Reconfiguration of basement by increasing the number of car parking spaces from 60 to 68, reconfiguration of waste management arrangement, and revised fire egress in accordance with BCA requirements; - Revised basement ramp gradients with changes of basement levels, stormwater arrangement and OSD tank level and dimension adjusted. - Increase floor-to-floor height from 3050mm to 3100mm; - Minor extension at the north elevation and revised apartment layouts with the inclusion of an additional bathrooms to a number of apartments - Increase affordable housing apartments from 27 to 31 and affordable allocation revised. - Inclusion of substation at the northeast corner of the site - Amended façade materials and finishes. - Landscape design update on ground level in accordance with the layout revision

Status: **Application Under Assessment**

Submitted: 28/02/2022

Lodged: 02/03/2022

Estimated Cost of Work: \$ 0

Officer: Glen Hanchard

Processing Group: Normally Processed Application

NSW Portal Reference: CNR-42146

NSW Portal Reference: PAN-199110

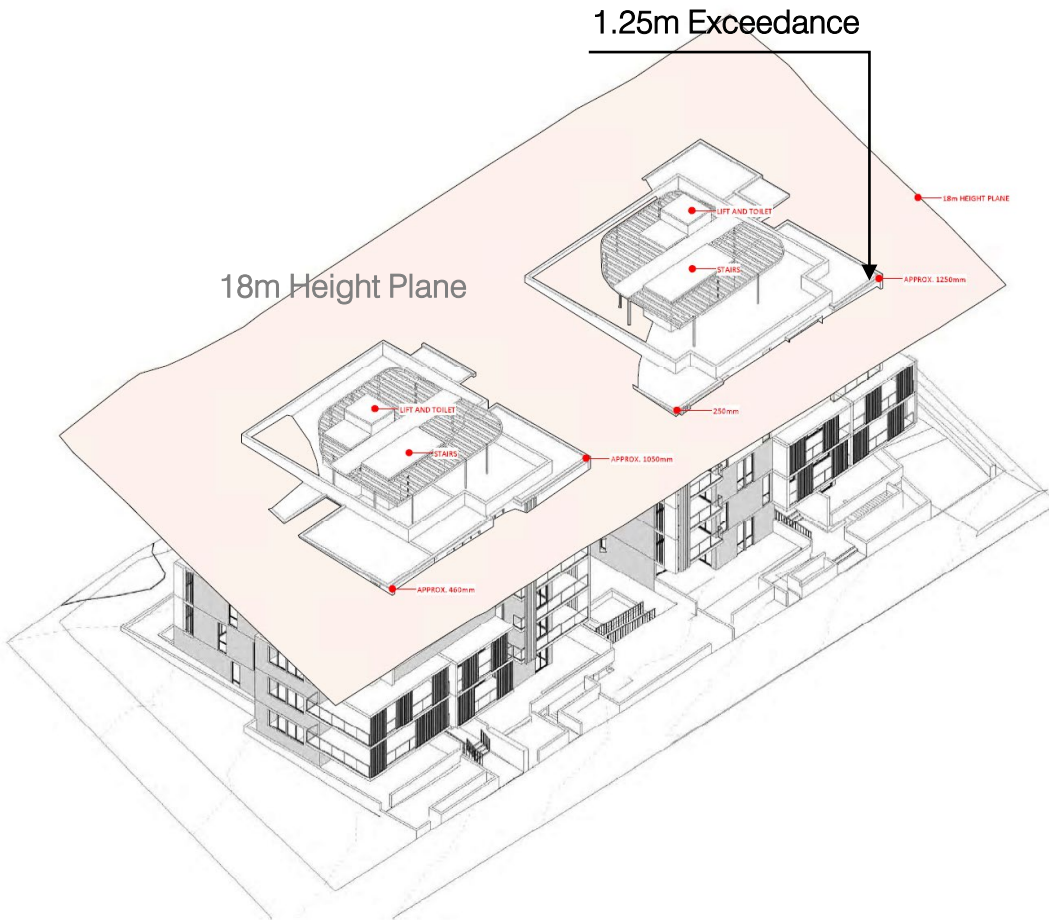
Location	People	History	Documents	Show All
Submission				

Slides 10-12: Issues for further consideration

- Height increase **+0.65m** at roof top

Consented Development DA 627/2018

Amended Development



Slides 10-12: Issues for further consideration

- Shadow impacts arising from parts of the building due to the minor increase of height are almost imperceptible

Overshadowing Impacts

