

**MINUTES OF DEP MEETING  
13<sup>th</sup> of April 2017**

**DEP PANEL MEMBERS PRESENT:**

Geoff Baker	Chair
Anthony Burke	Panel Member
Roger Hedstrom	Panel Member

**OTHER ATTENDEES:**

Gus Fares	Gus Fares Architects
Alisa Huang	Gus Fares Architects
Zain Sheriff	Abma Pty Ltd

**OBSERVERS:**

Nelson Mu	Convenor
Rodger Roppolo	Planner

**AGENDA:**

<b>Property Address:</b>	16 Copeland Street Liverpool
<b>Application Number:</b>	PL-15/2017
<b>Item Number:</b>	1

**1. WELCOME, ATTENDANCE, APOLOGIES AND OPENING**

The Liverpool Design Excellence Panel (the Panel) comments are to assist Liverpool City Council in its consideration of the development application.

The absence of a comment under any of the principles does not necessarily imply that the Panel considers the particular matter has been satisfactorily addressed, as it may be that changes suggested under other principles will generate a desirable change.

The 9 design quality principles will be grouped together where relevant, to avoid the unnecessary repetition of comments.

**2. DECLARATIONS OF INTEREST**

Nil

**3. CONFIRMATION OF PREVIOUS MINUTES**

Nil

## **4. PRESENTATION**

The applicant presented their proposal for the demolition of existing dwelling and structure, lot consolidation and construction of 8 & 9-storey residential flat buildings comprising 55 dwellings and 2 levels basement.

## **5. DEP PANEL COMMENTS**

The 9 design principles were considered by the panel in discussion of the development application. These are 1] **Context**, 2] **Built Form+ Scale** 3] **Density** 4] **Sustainability** 5] **Landscape** 6] **Amenity**, 7] **Safety** 8] **Housing Diversity +Social Interaction** 9] **Aesthetics**.

**The Design Excellence Panel makes the following comments in relation to the project:**

- The connection point between the proposal for the site and the proposed residential flat building to the north, presently before Council, is very important and needs to be sensitively resolved. The façade treatment of the proposed building for the site and the proposed apartment building to the north should be subtly defined to provide a slight distinction between these two proposals.
- The Panel recognises that the ADG standards for solar access may not be realistically achievable for the site, given the site's orientation and the proposal for the northern adjoining site, which abuts the site's northern boundary. However, the Panel recommends that consideration be given to re-configuring some of the apartments to better address solar access.
- The Panel notes that the proposal complies with the LEP requirements in terms of FSR and Building Heights.
- The Applicant is to confirm that room sizes and dimensions comply with the ADG standards, including apartment sizes.
- Consideration for the planting of street trees to both Copeland Street and Castlereagh Street frontages of the site is recommended. This shall be detailed in the required landscape plan to accompany the proposal.
- Deep soil zones should be provided as part of the communal open space areas complying with the ADG and Council standards.
- The amenity of the ground floor apartments needs to be considered as part of the overall landscaping of the development so as to improve their general residential amenity.
- It is noted that the site is constrained and the proposed built form represents a sensible design solution for the site.
- The proposed 4-storey step in the building, in response to the ADG, is considered reasonable and provides an appropriate human scale for the building.
- The Panel strongly supports the applicant's intention to purchase a section of the current road reserve adjoining the Copeland Street frontage of the site so as to achieve the required 8m setback as per Council's DCP.
- Residents of both buildings should have access to the rooftop communal open space on top of the east tower.

- The Panel accepts the zero setback to the north boundary contingent on the approval of the proposal for the adjacent site as tabled.
- If the adjacent proposal is approved with substantial variations, the DEP recommends that this proposal be referred back to it for further consideration.

- **General**

Note: All SEPP 65 apartment buildings must be designed by an architect and their registration number is to be on all drawings. The architect is to attend the DEP presentations.

- **Quality of construction and Material Selection**

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

## **6. CLOSE**

The proposal is acceptable subject to the incorporation of the above advice given from the panel and will not need to be seen by the panel again.

In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans should be considered by Council.

Proposed RFB at 14-16 Copeland Street & 11-13  
Castlereagh Street, Liverpool NSW



Sheet List		
Sheet Number	Sheet Name	Current Revision
A000	Cover Page	B
A001	Site Information	B
A101	Basement Plan	B
A102	Ground Floor Plan	B
A103	Level 1 Plan/ Level 2 Plan	B
A104	Level 4-7 Plan/Level 8 Plan	B
A201	North and East Elevations	B
A202	South and West Elevation	B
A203	Sections	B
A301	Existing Shadows / Proposed Shadows	B

Gus Fares Architects PL



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NOT FOR CONSTRUCTION

Issue	Description	Date
A	Pre-lodgement RMS Redemption Used	02/2017
B	Pre-lodgement RMS Redemption Not Used	03/2017

Client

ABMA Pty Ltd

Project

Proposed RFB at 14-16 Copeland Street & 11-13 Castlereagh Street, Liverpool NSW

Cover Page

Project number 2016-18

Date Aug 2016

Drawn by AH

Checked by GF

A000

Drawing Pre-DA

Scale Issue B





Locality Plan 1:5000

General Information	
Council	Liverpool City Council
Project Address	11-13 Castlereagh Street & 14-16 Copeland Street Liverpool
Site area	1667.4m <sup>2</sup> (300m <sup>2</sup> RMS Redemption for Future)
Maximum allowable FSR	2.445:1
Maximum allowable GFA	4076.68m <sup>2</sup>
Heritage	No
HOB	35m
Zoning	R4
Site Frontage	24m
Deep Soil Under ADG	Min. 7% of site = 116.72m <sup>2</sup>
Landscaping	Min. 25% of site = 416.85m <sup>2</sup>
Communal Open Space	Min. 25% of site = 416.85m <sup>2</sup>

Proposal					
	1 Bed	2 Bed	3 Bed	Others	Total
Unit Numbers	6	31	11		48
Adaptable units	Required 10% = 5 Units				6 (12.5%)
Proposed GFA					4070.8
Proposed FSR					2.441
Carpark (Residential)	6	31	17	54	Residential Car Spaces
Carpark (Visitor)	1 per 10 dwellings				5 Visitor Car Spaces
Carpark (Service)	1 per 40 dwellings				1 Service Car Spaces
					60 Total Car Spaces
Carpark (Shared area)	1 disabled carpark				1 Shared area
Motorcycle	5% of Car Space				3 Motorcycle Spaces
Bicycle carpark	1/200 of unit area				20 Bicycle Spaces
Deep Soil					129.83
Landscape					570.37
Communal Open Space					518.7

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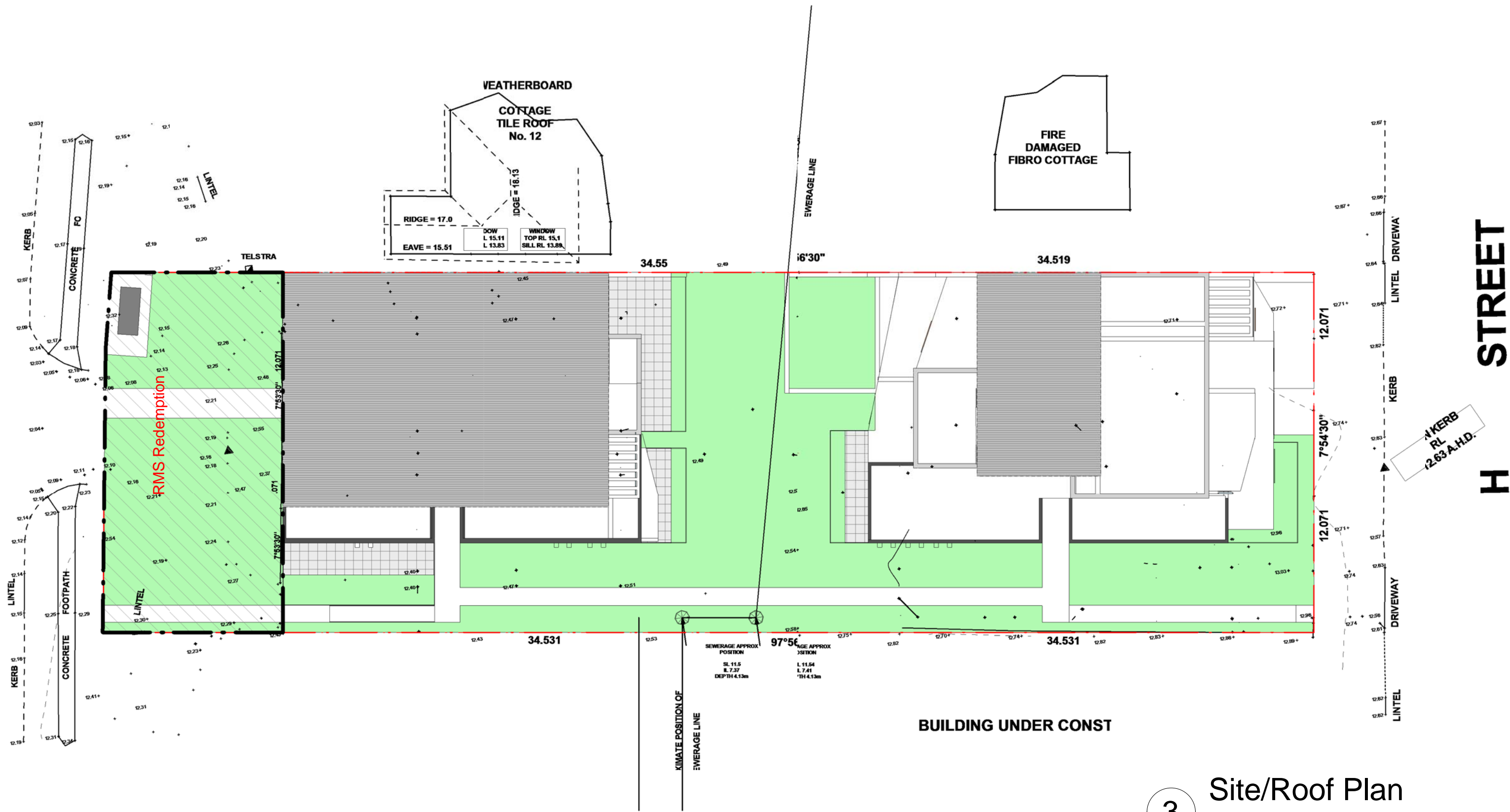
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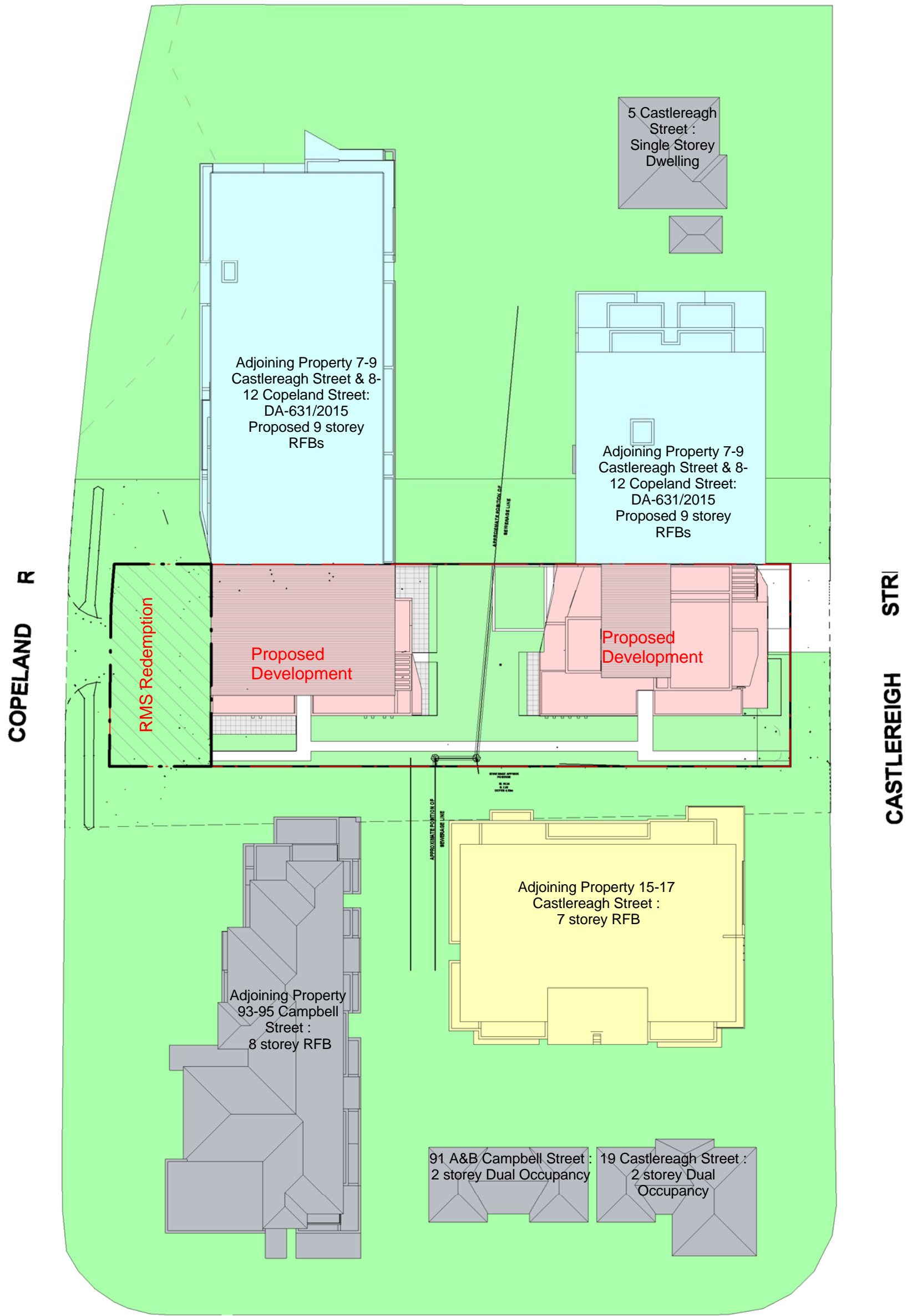
LAND ROAI



3 Site/Roof Plan  
1 : 250



4 Local Context\_ 3D



6 Site Plan\_ Local Context  
1 : 500

- Legend:
- Proposed Development
  - Building Under Construction
  - Application in Council
  - Existing

Issue	Description	Date
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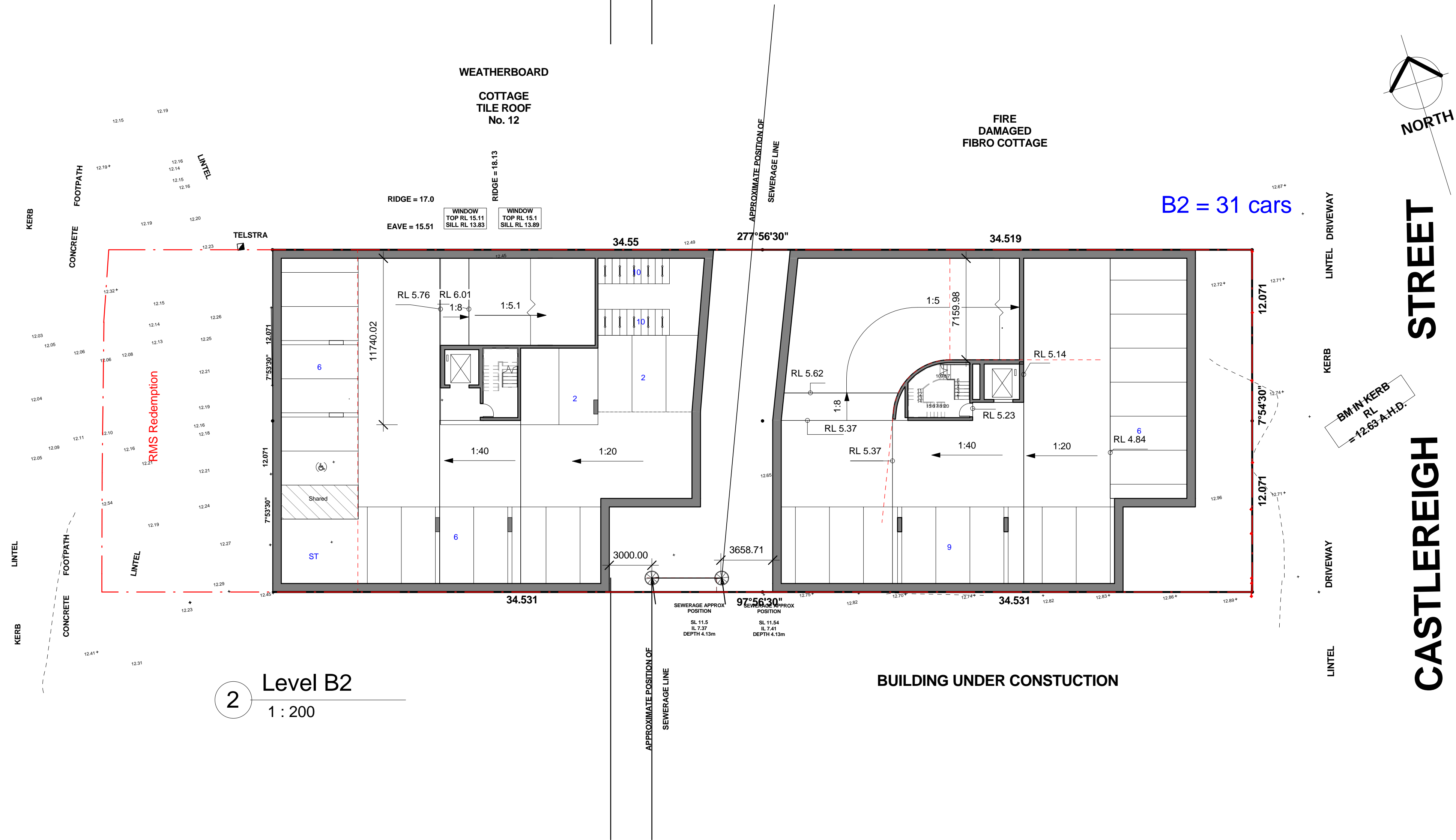
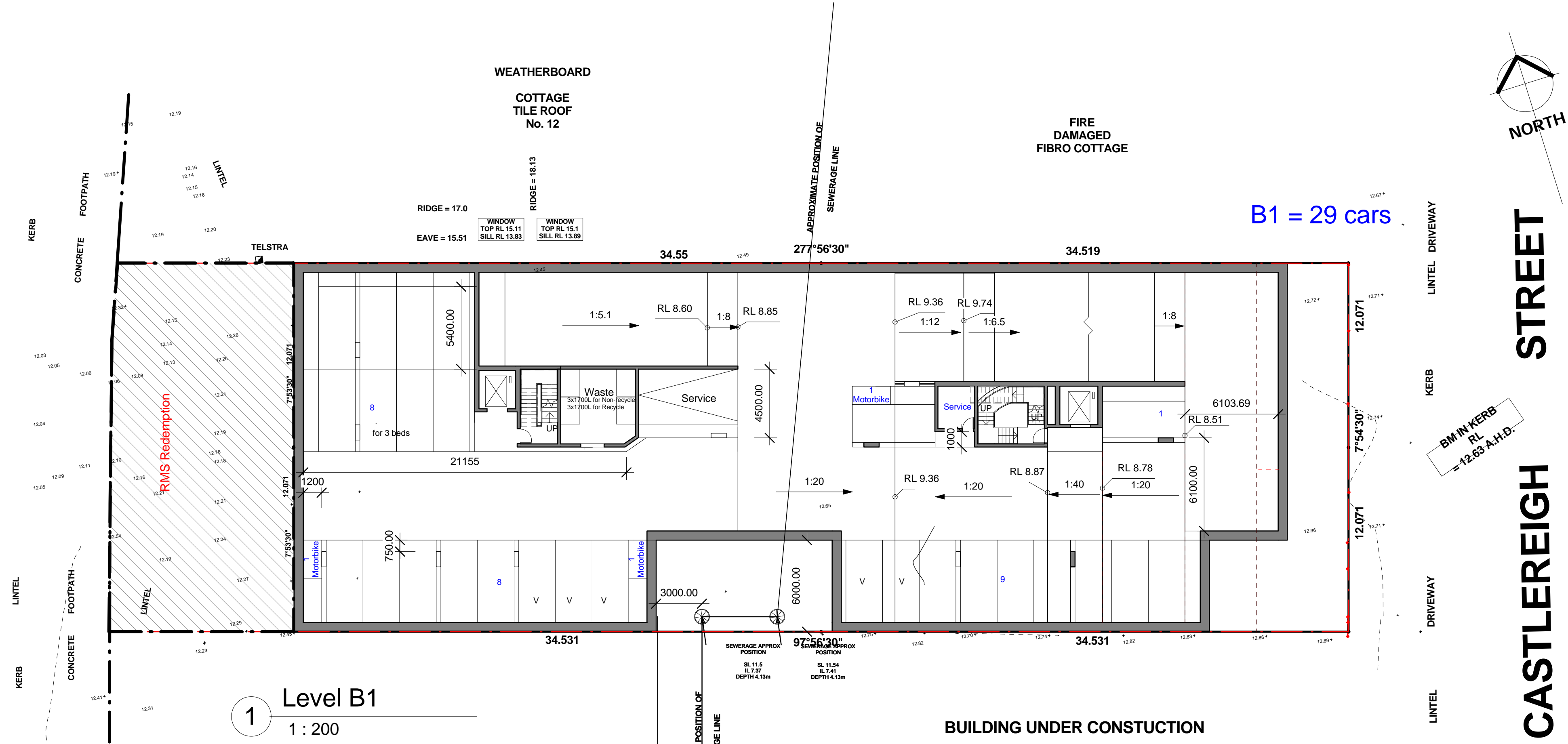
Client	ABMA Pty Ltd
Project	Proposed RFB at 14-16 Copeland Street & 11-13 Castlereagh Street, Liverpool NSW

Site Information		
NOT FOR CONSTRUCTION		
Project number		2016-18
Date		Aug 2016
Drawn by	AH	Printed 28/03/2017 3:47:17 PM
Checked by		GF
A001		
Scale	Drawing :	Issue
As indicated	Pre-DA	B



COPELAND ROAD

COPELAND ROAD



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Client	ABMA Pty Ltd
Project	Proposed RFB at 14-16 Copeland Street & 11-13 Castlereagh Street, Liverpool NSW

Basement Plan		
NOT FOR CONSTRUCTION		
Project number	2016-18	
Date	Aug 2016	
Drawn by	AH	Printed 28/03/2017 3:47:18 PM
Checked by	GF	
A101		
Scale	1 : 200	Drawing : Pre-DA
		Issue B



COPELAND ROAD

COPELAND STREET

CASTLEREIGH STREET



Level 0 Plan  
1 : 200

- 1 Bed
- 2 Bed
- 3 Bed

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Client	ABMA Pty Ltd
Project	Proposed RFB at 14-16 Copeland Street & 11-13 Castlereagh Street, Liverpool NSW

## Ground Floor Plan

## NOT FOR CONSTRUCTION

Project number	2016-18
Date	Aug 2016

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## A102

Scale	1 : 200	Drawing :	Pre-DA	Issue	B
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COPELAND ROAD

1 Level 1 Plan  
1 : 200



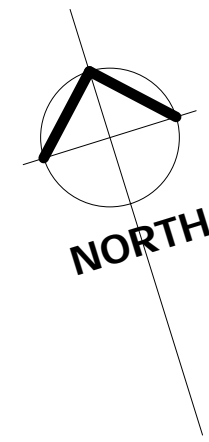
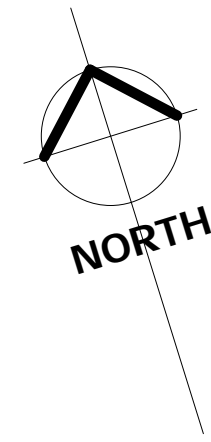
COPELAND ROAD

2 Level 2-3 Plan  
1 : 200



CASTLEREIGH STREET

CASTLEREIGH STREET



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Client  
ABMA Pty Ltd  
Project  
Proposed RFB at 14-16 Copeland  
Street & 11-13 Castlereagh Street,  
Liverpool NSW

Level 1 Plan/ Level 2 Plan

NOT FOR CONSTRUCTION

Project number 2016-18

Date Aug 2016

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A103

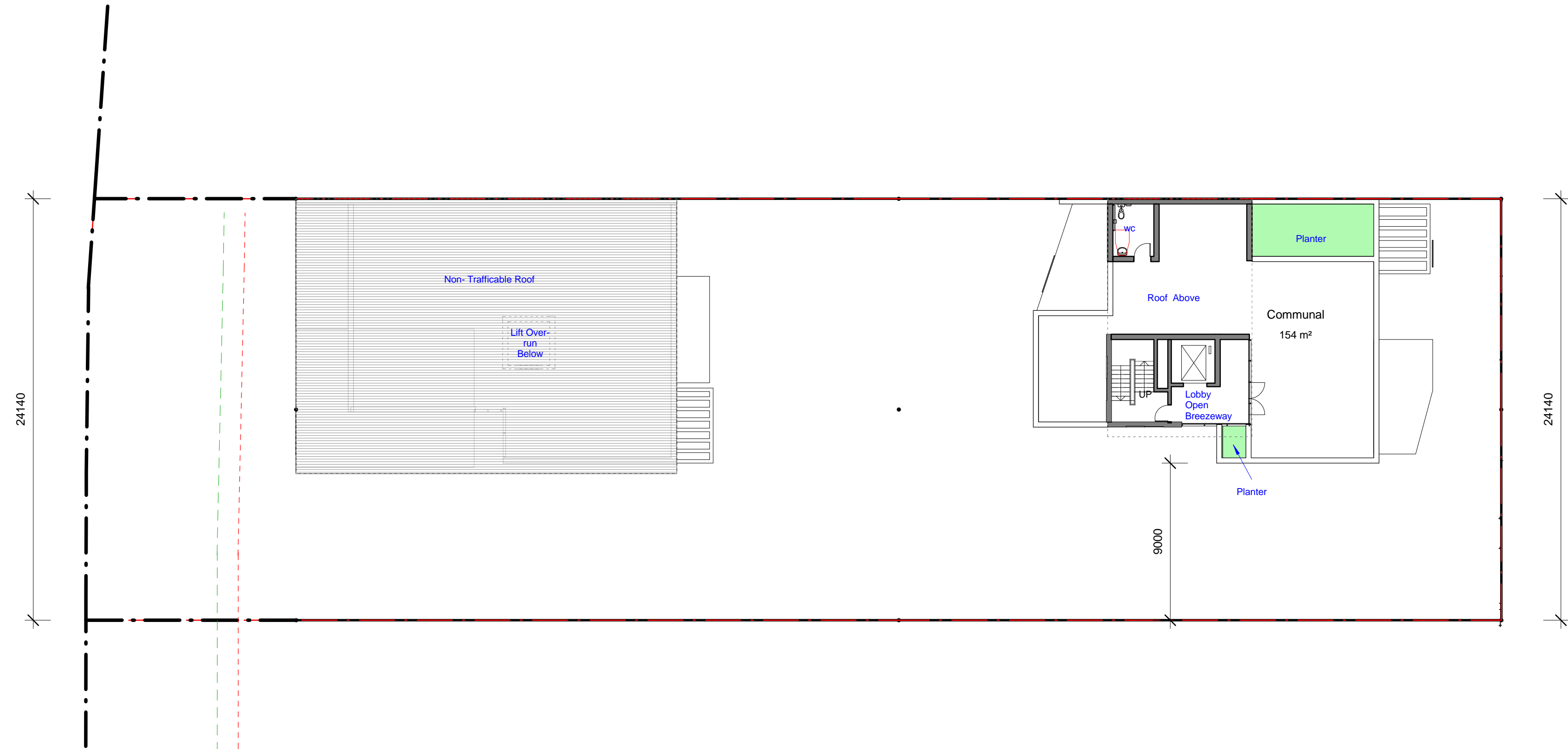
Scale 1 : 200 Drawing : Pre-DA Issue B



1 Level 4-7 Plan  
1 : 200



2 Level 8 Plan  
1 : 200



- 1 Bed
- 2 Bed
- 3 Bed

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Project	Proposed RFB at 14-16 Copeland Street & 11-13 Castlereagh Street, Liverpool NSW

Level 4-7 Plan/Level 8 Plan

NOT FOR CONSTRUCTION

Project number 2016-18

Date Aug 2016

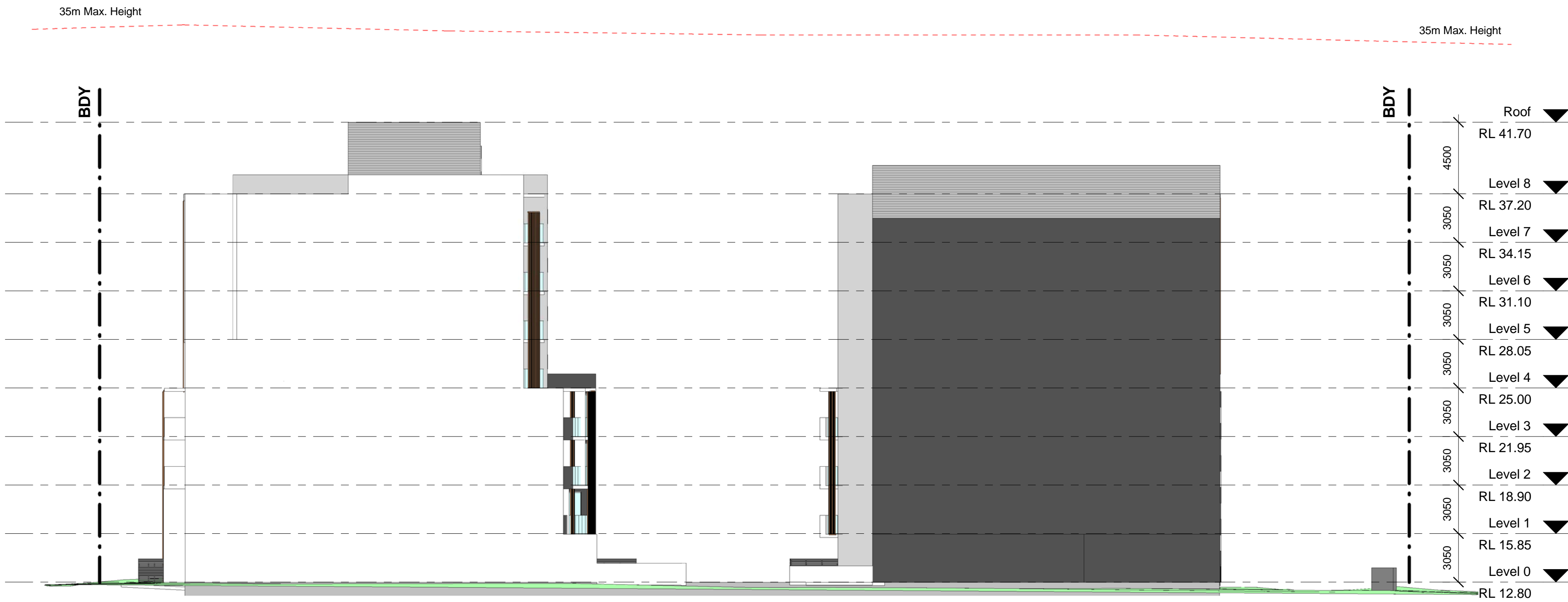
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A104

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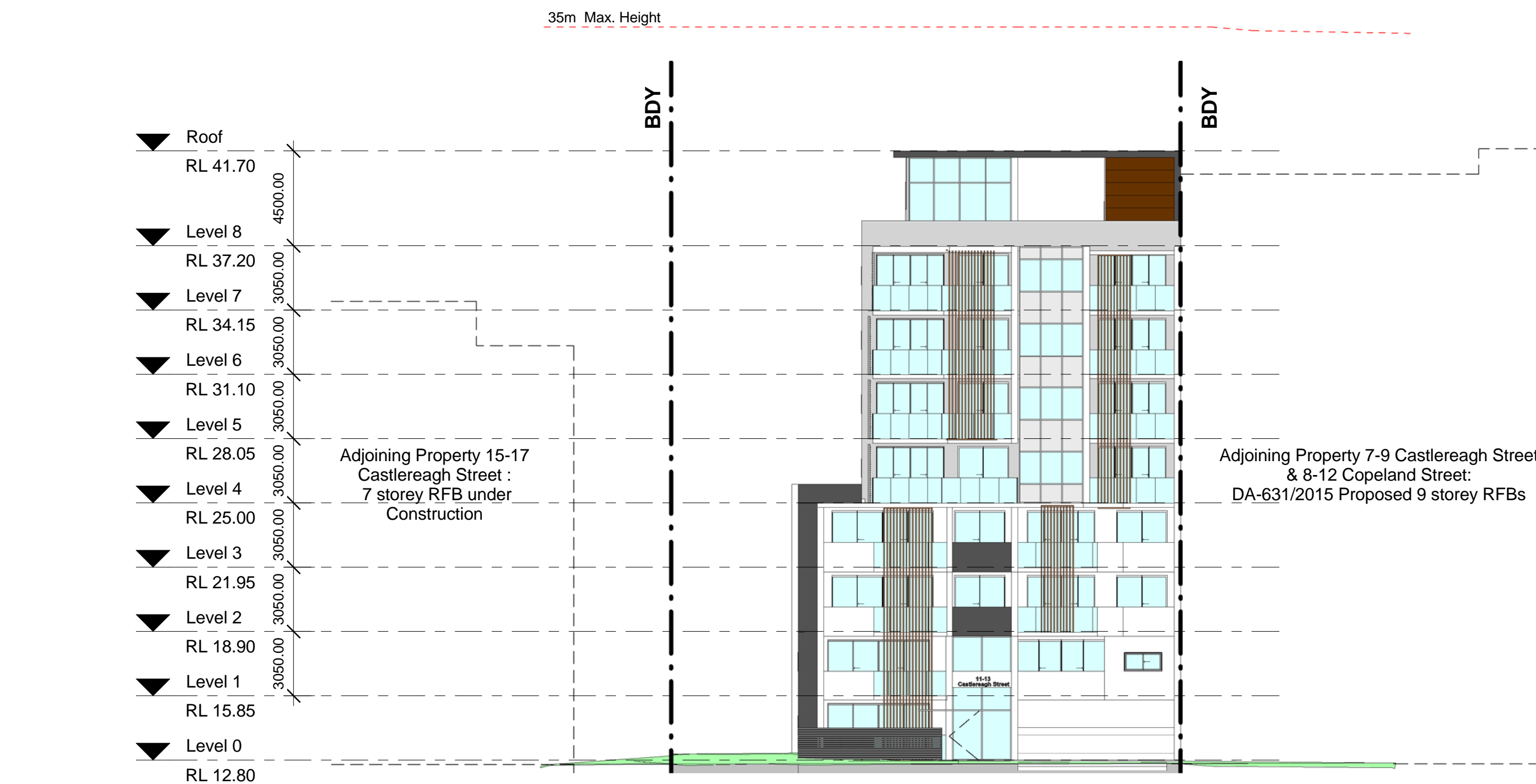




1 North Elevation  
1 : 200



2 Street View\_Castlereagh  
1 : 200



3 East Elevation (Castlereagh Street)  
1 : 200



4 Block A West Elevation  
1 : 200

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Client	ABMA Pty Ltd
Project	Proposed RFB at 14-16 Copeland Street & 11-13 Castlereagh Street, Liverpool NSW

North and East Elevations
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**NOT FOR CONSTRUCTION**

Project number 2016-18

Date Aug 2016

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**A201**

Scale 1 : 200 Drawing : Pre-DA Issue B





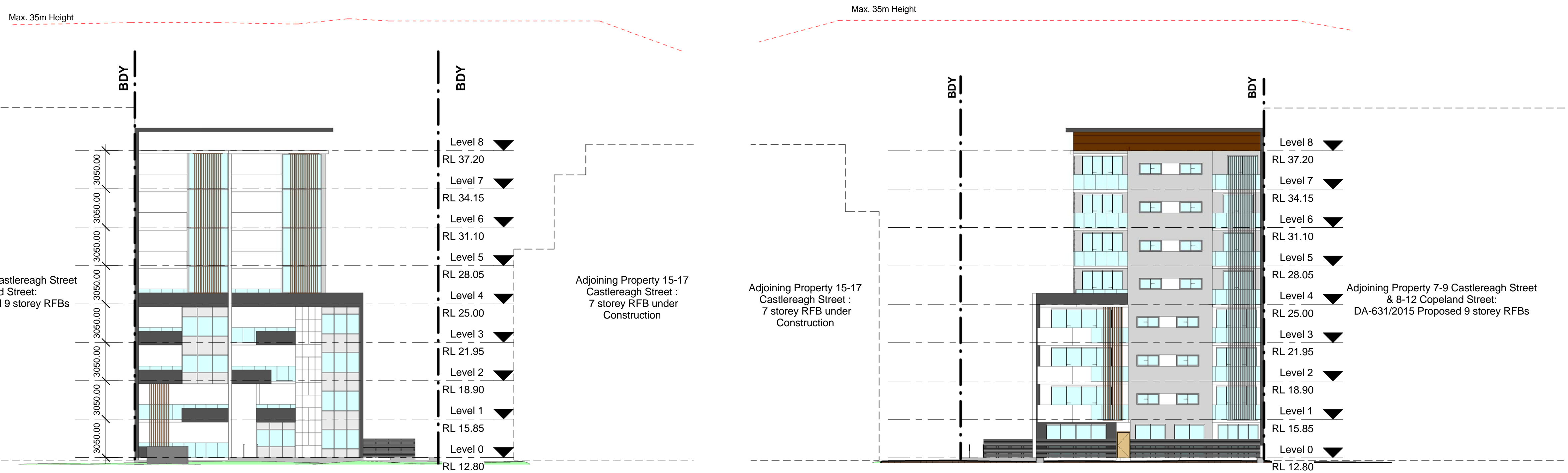
South Elevation

1 : 200



Street View\_ Copeland 2

2



West Elevation (Copeland Street)

1 : 200

Block B East Elevation

1 : 200

4

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## South and West Elevation

## NOT FOR CONSTRUCTION

Project number 2016-18

Date Aug 2016

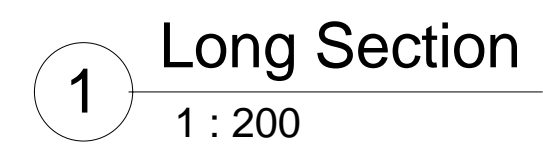
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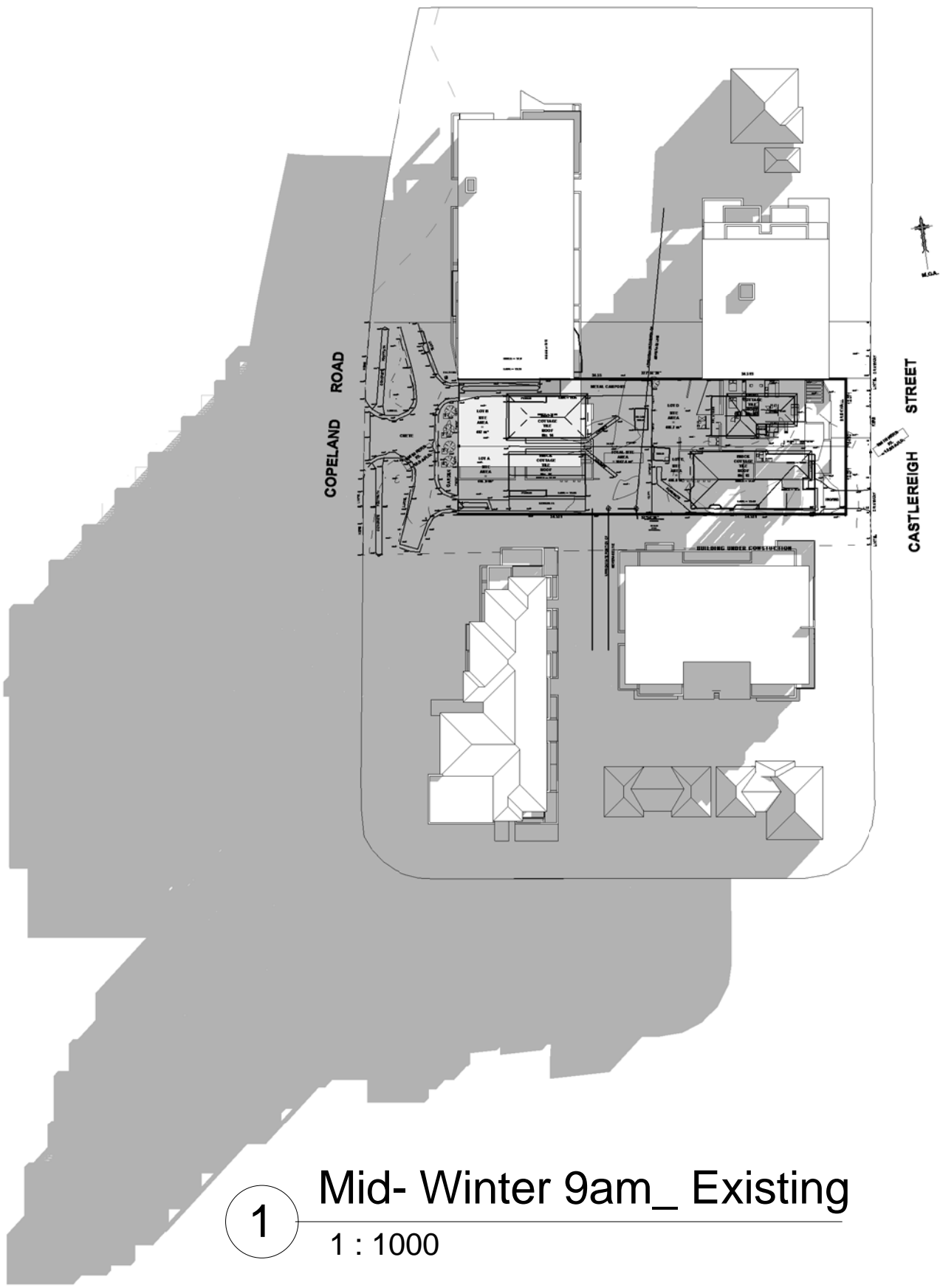
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Scale 1 : 200 Drawing : Pre-DA Issue B

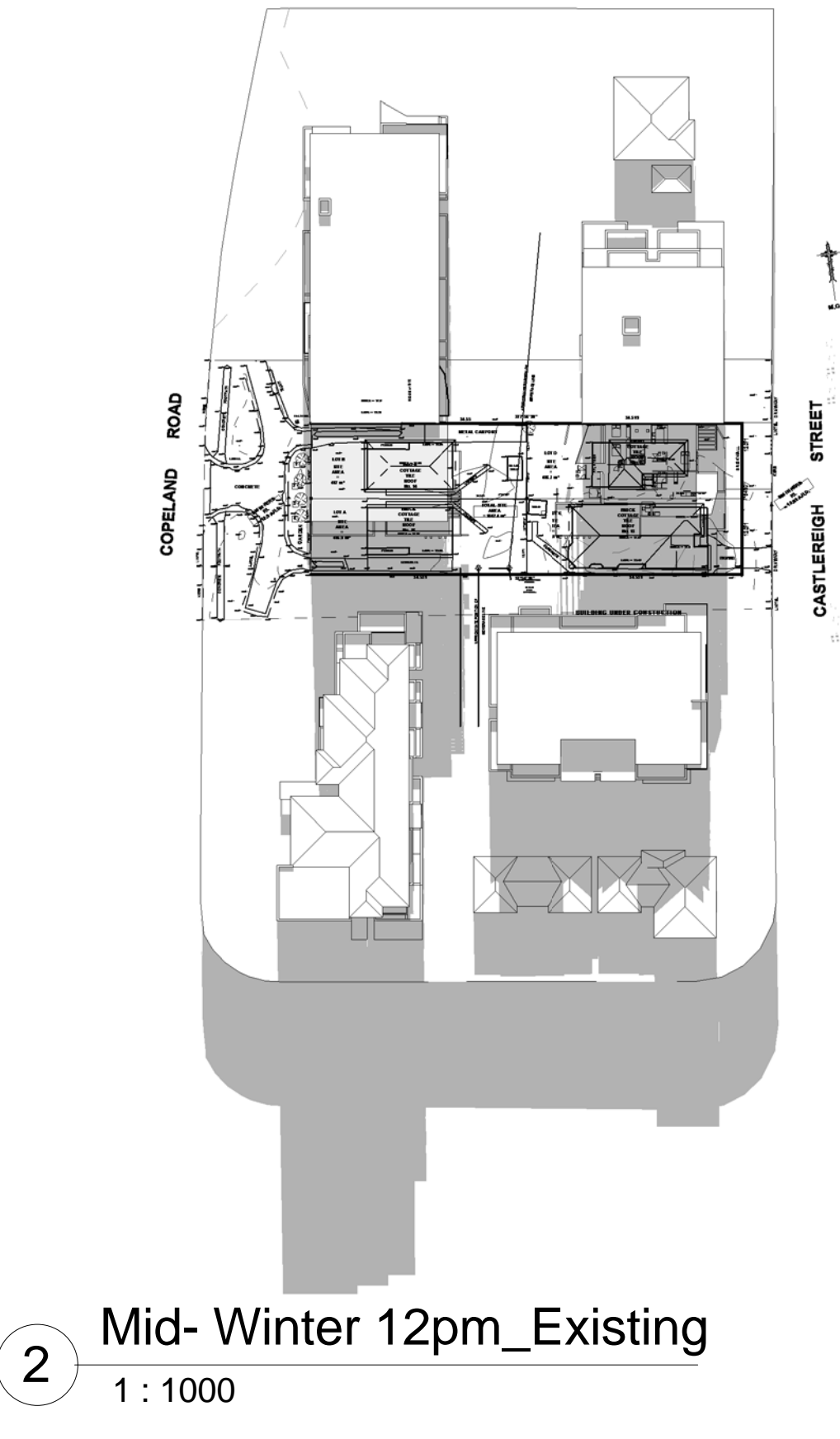




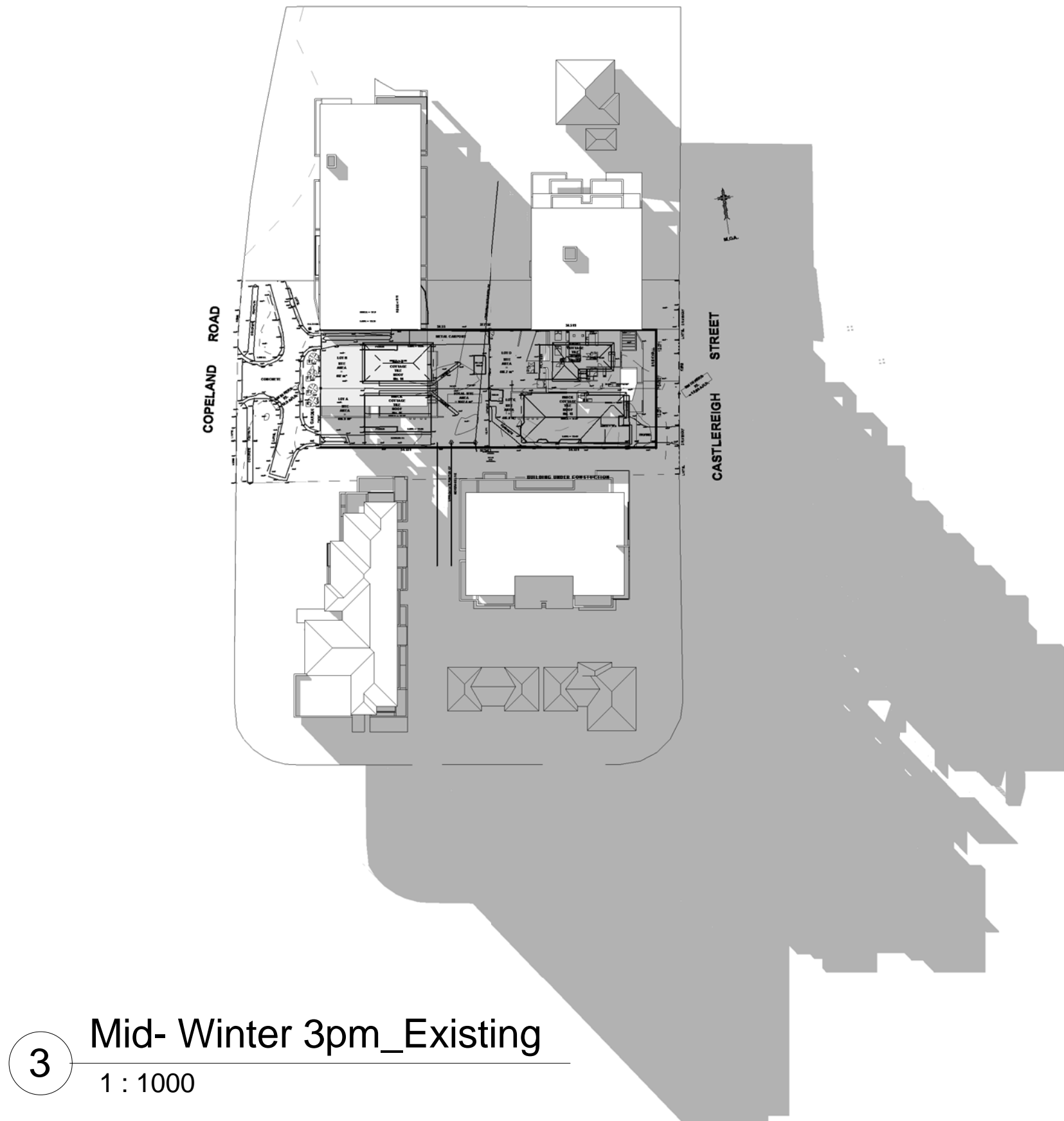




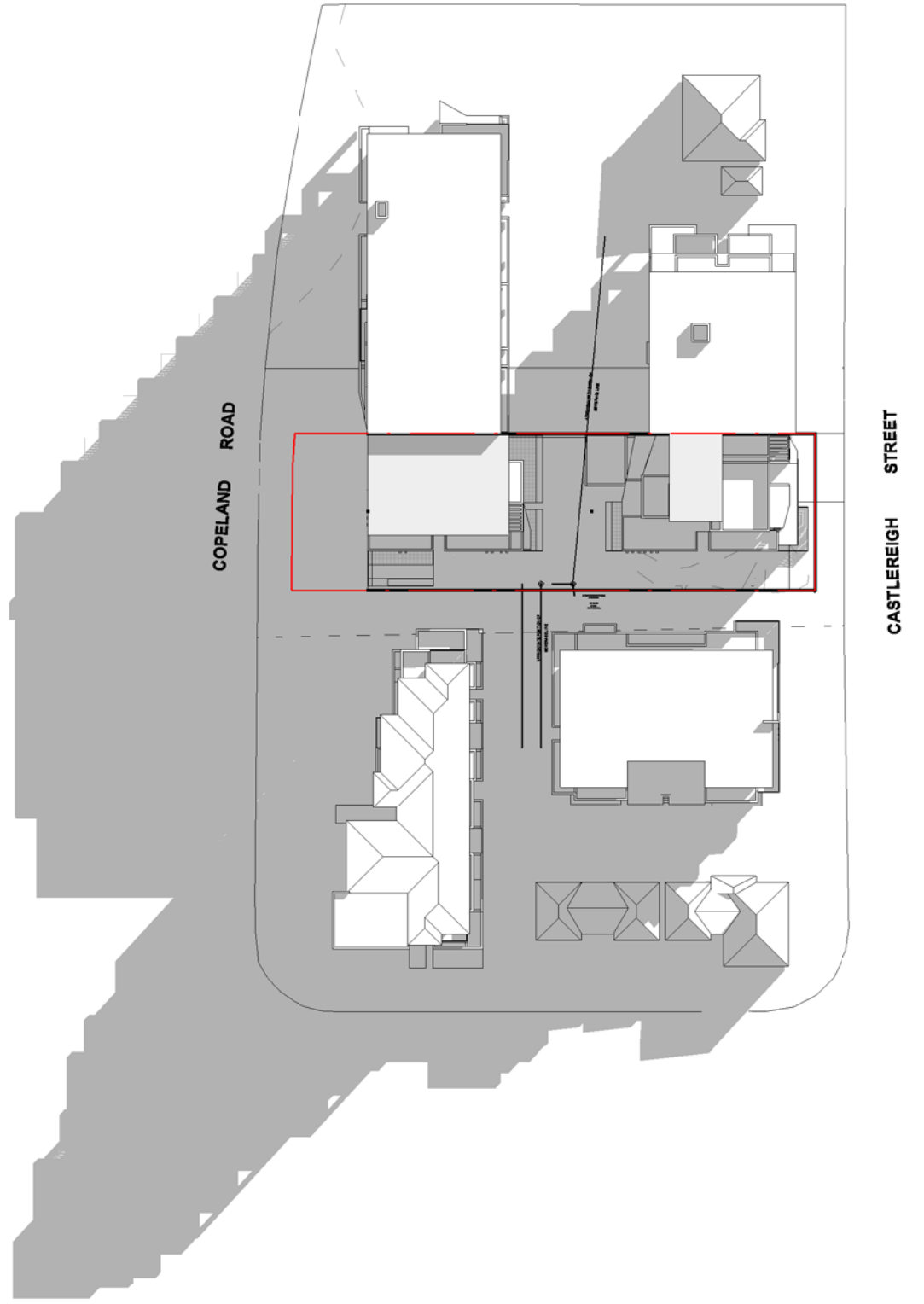
1 Mid- Winter 9am\_ Existing  
1 : 1000



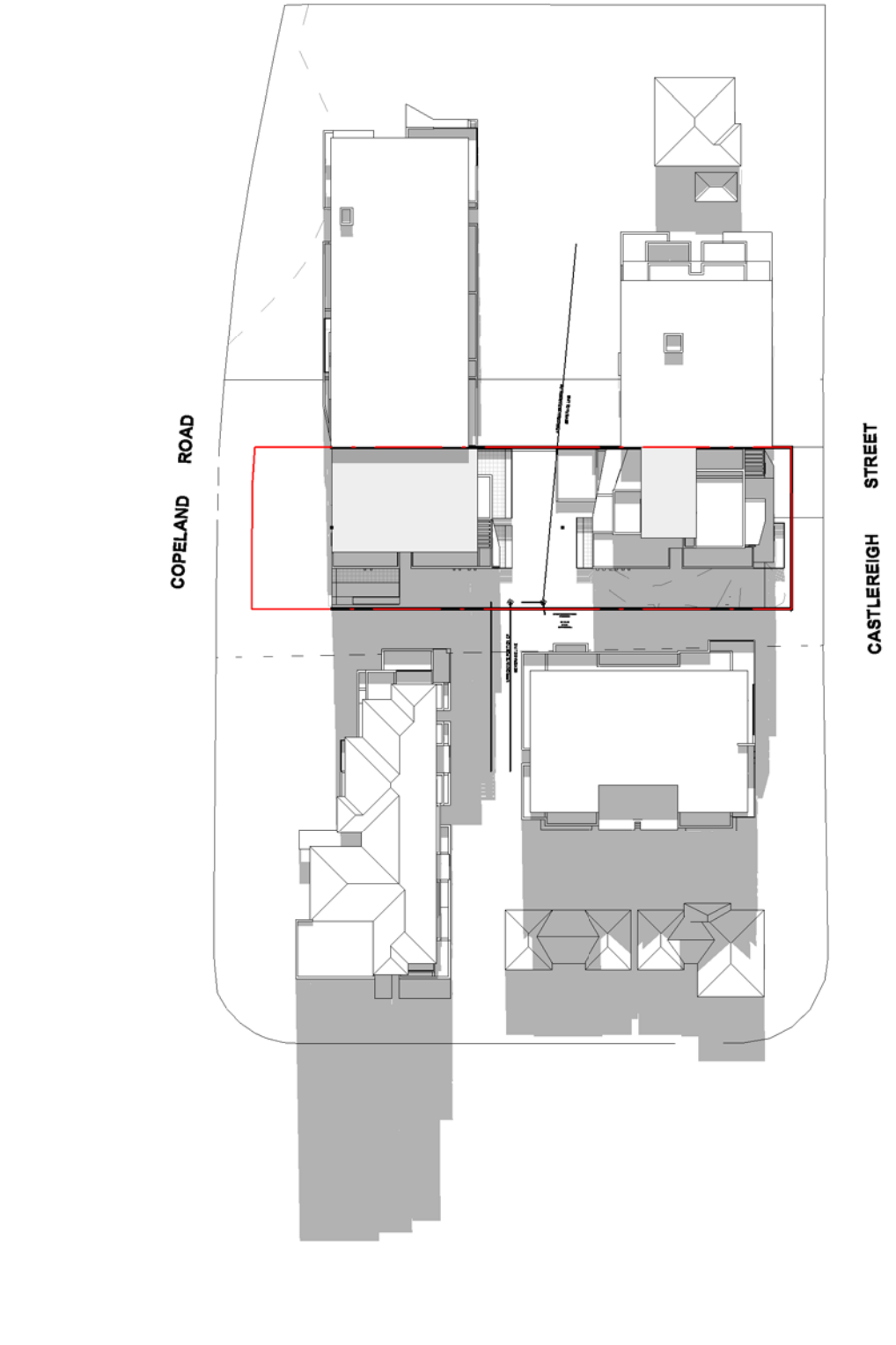
2 Mid- Winter 12pm\_Existing  
1 : 1000



3 Mid- Winter 3pm\_Existing  
1 : 1000



4 Mid- Winter 9am\_Proposed  
1 : 1000




5 Mid- Winter 12pm\_Proposed  
1 : 1000




6 Mid- Winter 3pm\_Proposed  
1 : 1000

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ABMA Pty Ltd

Project

Proposed RFB at 14-16 Copeland Street & 11-13 Castlereagh Street, Liverpool NSW

Existing Shadows / Proposed Shadows

NOT FOR CONSTRUCTION

Project number

2016-18

Date

Aug 2016

Drawn by

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Printed  
28/03/2017  
3:50:02 PM

Checked by

GF

A301

Scale

1 : 1000

Drawing :

Pre-DA

Issue

B

28/03/2017 3:50:02 PM