

**MINUTES OF DEP MEETING
16th of February 2017**

DEP PANEL MEMBERS PRESENT:

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| Olivia Hyde | Chair |
| Geoff Baker | Panel Member |
| Roger Hedstrom | Panel Member |

OTHER ATTENDEES:

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| Ken Mcphail | Hammondcare |
| Michael Cooney | Hammondcare |
| Susi Dickson | Hammondcare |
| Michael Rowe | JBA |
| Simon Thorne | IDG |
| Claira Kratchcil | Taylor Brammer |
| James Heron | Taylor Brammer |
| Micheal Olivierio | Planner |

OBSERVERS:

| | |
|-----------------|--------------|
| Danielle Hijazi | Minute Taker |
| Nelson Mu | Planner |

AGENDA:

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|----------------------------|-----------------------------------|
| Property Address: | 62-82 Stewart Avenue Hammondville |
| Application Number: | DA-1183/2016 |
| Item Number: | 2 |

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 - Aged care facility including partial demolition of bond house and demolition of other aged care buildings on the site, site works including excavation and tree removal, staged construction of ten buildings providing 155 beds and communal facilities, at grade and basement car parking and site landscaping and infrastructure upgrades. The application is made in accordance with Section 108 of the Environmental Planning & Assessment Act 1979 for existing use rights. The proposal is identified as Integrated Development under Section 100B of the Rural Fires Act 1997 requiring approval from the NSW Rural Fire Service. Liverpool City Council is the consent authority and the Sydney South West Planning Panel has the function of determining the application

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 proponent provided a detailed description of the model of care underlining the proposed design, this is specifically targeted at patients with some level of dementia and takes the form of single storey “cottages”.

- The Panel supports the cottage approach including presentation of narrow cottage ends to Judd Ave to provide a domestic building scale in keeping with housing opposite.
- Buildings B2 and B3 are considered to be too close together and a review of the location to improve amenity of the rooms between the two should be explored. The “splayed” wings of Buildings B5/B6 and B7/B8 provide a better outcome.
- The Panel supports the three storeys for building B10 noting that it is located on the low point of the site and inboard from the public domain, does not significantly overshadow the existing two storey buildings to the south, and is also partially screened by landscaped earth mounding and planting.

- The Panel notes that FSR is below allowable. Building B10 is above the allowable height however it is the Panel's understanding that the application will be submitted under existing use rights and therefore LEP heights are not a consideration.
- The Panel accepts heritage concerns in regards to social significance have been adequately addressed by the continuing use for aged care of the site.
- The Panel supports the landscaping approach, in particular the retention of street trees on Judd Ave and the introduction of a village green. Improved landscaping is required between buildings B2 and B3. Improved landscaping is required to the main car park including introduction of WSUD strategies and increased large tree planting.
- The Panel supports additional tree planting along Judd Ave.
- The Panel strongly supports reuse of existing building materials from demolition including bricks, tiles, and roof timbers.

The Panel would strongly support any initiative to improve access to Lieutenant Cantello Reserve, potentially in combination with carpark works.

- **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.

