

**MINUTES OF DEP MEETING
19th October 2017**

DEP PANEL MEMBERS PRESENT:

Kim Crestani	Chairperson
Jane Threlfall	Panel Member GA NSW
Russell Olsson	Panel Member

OTHER ATTENDEES:

Nelson Mu	Convener
George Nehme	Planner

APOLOGIES:

Nil

OBSERVERS:

Sam Jabbour: Ventus Group - 0403-248-948 - Admin@ventus.com.au
Ziad Bouttelhem: Urban Link – 0401-520-202
Michael Gheorghiu: Tudor Planning & Design – 0419-265-659 – michael@tudorpd.com.au
Greg Sarkissian: Ventus Group – 0413-123-311
Frank Sartor: SPP Services P/L – 0437-005-534

AGENDA:

Property Address: 9-13 Goulburn Street, Liverpool

Application Number: DA-972/2016

Item Number: 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

Yes

4. PRESENTATION

The applicant presented their amended proposal for the demolition of existing structures and the construction of a 8-storey residential flat building containing 101 apartments above basement parking. Liverpool City Council is the consent authority and the Sydney West Joint Regional Planning Panel has the function of determining the application.

The applicant advised that the amended proposal has shifted the building 3m to the south and in doing so, has increased the setback to the northern boundary of the site and the building separation distances to the boundaries is close to compliance with the ADG requirements.

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:

- This is the second time that the proposal has come before a Design Excellence Panel. The proposal was previously considered at the pre-lodgement stage.
- The Panel notes that the proposal is within the allowable building height limit as identified in the LLEP 2008.
- The separation distances proposed to the side and rear boundaries and between the wings of the building are considered acceptable. The Panel is satisfied that the proposal has adequately shown that adjoining sites can be still be-redeveloped.
- The internally facing corner apartments of the building create privacy and acoustic issues. The original scheme provided for L-shaped apartment layout, which was a better outcome in resolving this visual/acoustic issue. The Panel recommends that the proposal reverts back to original apartment layout of the corner apartments.
- The proposed single lift for the left flank building and single lift for the right flank building is not supported by the Panel. The Applicant is to consider the option of connecting the corridors to link the 2 wings of the building on every floor. This is to ensure that if 1 lift breaks down, there is an option for residents to utilise the other lift. The Applicant responded by stating that connecting the corridors suggested by the Panel would affect the percentage of the apartments receiving the required cross-ventilation. The Panel indicated that the introduction of natural ventilation from high-light windows in apartments across the corridors would resolve the cross-flow ventilation issue. Alternatively, the Applicant should consider changing the scheme to provide a minimum of 1 connecting corridor linking the 2 wings of the building at the mid-point of building to allow for equitable access for all residents. If this approach is taken, it is still recommended to provide natural ventilation across the corridors on all floors.
- The Panel indicated that cross-ventilation across the corridor is acceptable contingent on compliance with the BCA and openings onto the corridor from the apartments only relate to kitchens and service areas where visual and acoustic privacy is not a significant issue.

The Panel does not accept having living rooms or bedrooms opening directly onto the corridor.

- Re-design the two front units adjacent to the driveway to improve their amenity (Units G004 and G005) so they do not open directly onto the under-croft driveway. The windows to these ground floor bedroom apartment to be re-positioned and the apartments re-planned.
- Cross-sectional drawings of the driveway is required to show the relationship between the driveway and the ground floor apartments. Incorporating a cross-section will also determine if there is an opportunity to increase the open space over driveway.
- The architectural expression of the building is acceptable to the Panel.
- **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

- **Floor-to-floor height**

The panel recommends a minimum 3050 to 3100mm floor-to-floor height so as to comfortably achieve the minimum 2700mm floor-to-ceiling height as required by the ADG.

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.

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 9 – 13 Goulburn Street Warwick Farm

Application Number: PL-87/2016

Panel Members Present: Anthony Burke, Jon Johansen, Russell Olsson, Roger Hedstrom

Assessing Officer/Unallocated: George Nehme

Officers in Attendance: George Nehme

Applicants Name and / or Representatives: Ventus Constructions

Date of Meeting: Thursday 18 August 2016

Item Number: Three

Pre DA ☒ **Post Lodgement** ☐

Chair: Anthony Burke

Apologies: Nil

Convenor: Jan McCredie

GENERAL INFORMATION

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.

PROPOSAL

Construction of a nine (9) storey residential flat building containing 103 units with two levels of basement parking.

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:

Presentation

The planner and architect presented the scheme. The proposed height is 9 storeys with a mezzanine on top. (10 storeys) 2 car parking basements. Under the 25m BCA.

After analysing the site a decision was made to use a 'U' shape building form as it provided good solar access to the communal area and the apartments. The applicants investigated a 'T' configuration but this form needed double stacked corridors to obtain the FSR and had poor solar access.

A landscape concept plan has been prepared.

More 3 bedroom units can be included if Council requires as the current proposal has predominately 2 bedroom apartments. If so the 3 bedroom units should be preferably at ground floor level where use can be made of external open space by anticipated family occupants.

The applicant would like feed-back on:

- Building envelope
- FSR is 3:1
- Street presentation
- Single loaded apartments

The panel made the following comments:

The Panel queried the isolation of the Department of Housing site to the north. It is understood that a reasonable offer was made but was not accepted. This is documented.

The Panel questioned the location of the driveway and asked if it could be reconsidered as it impacts on the single orientation apartment at ground level and the Department of Housing dwellings, in terms of noise and pollution. The ramp is necessarily long due to basement waste collection. The applicant said the length depends on using Australian or Liverpool Council standards. The architects said that they had wanted to provide landscaping along the edge of the driveway.

The Panel made the following recommendations:

- The car and truck ramp should be relocated to the centre of the site between the 2 lift cores
- High level windows should be included for the one sided apartments with access from the corridor. This is to address privacy and cross ventilation considerations. Implications from BCA fire egress advice should be sought by the applicant.
- In the 'U' building form the corners are to be better resolved. The Panel suggested speaking to a BCA professional re the windows on the corners.
- Consider having a two storey volume space that related the entrance lobby to the street as the proposed under-croft area is not a satisfactory solution. The car/truck ramp could be located within this large two storey space. Views could be maintained from street to courtyard above the ramp. The 2 storey height space should be as wide as possible, preferably as wide as the courtyard, and configured to encourage communal interaction.
- The Panel expressed concern about the effectiveness of the privacy treatment to external balcony access, and recommended alternative design solutions be considered in conjunction with resolution of associated calculations of GFA to meet required FSR and considerations of privacy. .

The Panel supported the choice of the materials and attention to design detail of windows but noted need for solar control treatment on west and north elevations.

The architect is to discuss with Council what their requirements are, as regard the inclusion of the external corridor as part of GFA before they design the outcome.

General

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 due to long term maintenance issues that are becoming evident on recent developments around Liverpool.

Floor-to-floor height

The Panel recommends a floor-to-floor height of 3050mm if required. This enables a floor-to-ceiling height of 2.7m to be easily achieved without bulkheads or dropped ceilings.

Plans

All plans must be at 1:200 at A3 and must have a scale bar

Section

The inclusion of a 1:20 detail façade section would enable better explanation of the intended construction with integration of structure, materials and services.

In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans should be referred back to the Panel for comment.
