

**MINUTES OF DEP MEETING
20th of July 2017**

DEP PANEL MEMBERS PRESENT:

Anthony Burke	Chairperson
Geoff Baker	Panel Member
Roger Hedstrom	Panel Member

OTHER ATTENDEES:

Nelson Mu	Convener
Marcus Jennejohn	Planner

APOLOGIES:

Nil

OBSERVERS:

Steve Kennedy – Kennedy Associates – 0413-877-566
Julie Horder – Planning Ingenuity – 0423-156-106
Martin Cleary – Kennedy Associates – 0431-478-837
Thomas Elfor – Thomaselford@hotmail.com – 0447-265-525
Omar Abdul-Rahman – 0404-049-722

AGENDA:

Property Address: 101 Nuwarra Road Moorebank

Application Number: DA-1248/2016

Item Number: 3

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 proposal:

Demolition of all existing structures and construction of a residential apartment development containing two 6 storey components, with a total of 119 units, 3 commercial spaces and two levels of basement car parking, associated works, landscaping and strata subdivision, pursuant to SEPP (Affordable Rental Housing) 2009. 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 applicant advised that the height and FSR have been reduced in response to the Panel's previous minutes.
- The Panel notes that the proposal includes additional FSR as permitted by the Affordable Rental Housing SEPP. It was advised that Council believes this additional FSR should not be permitted because the development site is not located within an accessible area as defined under the ARH SEPP. If this is the case, the proposal must comply with the Liverpool LEP2008 FSR requirements. This is an issue to be resolved by Council.
- The Panel reiterates its support for having commercial on the ground floor of the development to achieve some commercial to street level on both street frontages.
- The lift overrun exceeds the permitted building height. The Panel does not have any significant concerns with this minor non-compliance with the height of the buildings, noting that this conclusion relates solely to the lift-overrun.
- The zero lot line setback to the southern boundary has implications on the potential redevelopment of the adjoining Council owned Library and Community Facility. The proposal is predicated on the southern adjoining land being re-developed to the same level of intensity and scale as the proposal. The proposed blank party walls need to be designed to be aesthetically pleasing. The proposed treatment of the party walls should take note of the Panel's earlier comment of the need to achieve detailing and facade materials to ensure a satisfactory appearance. The applicant has not provided a satisfactory solution in this regard.
- The Panel notes that deep soil zones are only provided along the perimeter of the site. Deep soil zones should be provided within the central communal open space of the development. The deletion of the surplus car parking spaces for the development would facilitate the provision of further deep soil zones. It is understood that the quantum of parking provided exceeds Council's parking requirements.
- The length of the building fronting Nuwarra Road should be strongly articulated to minimise its perceived mass and bulk, particularly given the proposition that the proposal about current and possible future development on the adjoining Council site to the south. The interior

void space facing Nuwarra Road at the junction of the two angled wings of this building should be externalised and deepened as much as possible, so that the two wings read as separate building masses.

- The Panel remains concerned about the proposed party walls along the southern boundary of the site, both because they will be highly visible in front of and above the current library building and because of their potential impact on any redevelopment of this adjoining site. The Panel reiterates its earlier comment that “the proposed party walls be designed with high quality materials, substantial articulation, and/or graphic compositions”.
- Apartment sizes, room sizes and balconies must comply with the ADG.

- **General**

Note: All SEPP 65 apartment buildings must be designed by an architect and his or her 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.

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.
