

**MINUTES OF DEP MEETING  
15<sup>th</sup> of June 2017**

**DEP PANEL MEMBERS PRESENT:**

Lee Hillman	Chairperson
Geoff Baker	Panel Member
Roger Hedstrom	Panel Member

**OTHER ATTENDEES:**

Nelson Mu	Convener
Boris Santana	Planner

**APOLOGIES:**

Nil

**OBSERVERS:**

Ghazi Al Ali – Ghazi Al Ali Architect  
Darren Lee - Ghazi Al Ali Architect  
Mrs Ishrat Kathia – Owner

**AGENDA:**

**Property Address:** 129-131 Memorial Avenue, Liverpool

**Application Number:** DA-993/2016

**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**

No

**4. PRESENTATION**

The applicant presented their proposal: Construction of a 6-storey residential flat building containing 28 apartments above basement car park.

## 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:

- Applicant confirmed that common corridors have been included as part of the GFA of the development and the proposal has removed 1 unit as a result of the proposed amendments.
- Fixed, translucent windows to kitchens that are setback 5.3m from the side boundaries are acceptable.
- The Panel notes that the amendments incorporated into the development have addressed the majority of the issues raised in the Panel's previous Minutes. Exception is that Level 4 of the building does not comply with the building separation requirements of the ADG. The panel requires amendments to Level 4 to achieve compliance. Balconies and habitable rooms are within the 9m setback area. As a result, the rear section of the top floor units need to be re-planned to comply with the building separation requirements of the ADG.
- The narrow roof areas along the side boundaries of Units 402 and 404 are to be made non-trafficable area.

- **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. It is noted that the Design Statement incorrectly claimed that the building was fully compliant with the requirements of the ADG.

- **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.

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**MINUTES OF DEP MEETING  
16 MARCH 2017  
MEETING CANCELLED BY APPLICANT**

**DEP PANEL MEMBERS PRESENT:**

Olivia Hyde	Chair
Anthony Burke	Panel Member
Geoff Baker	Panel Member

**OTHER ATTENDEES:**

George Nehme	Senior Development Planner
Nelson Mu	Convenor

**APOLOGIES:**

Applicant

**OBSERVERS:**

Nil

**AGENDA:**

**Property Address:** 129 Memorial Avenue Liverpool

**Application Number:** DA-993/2016

**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.

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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

## 4. PRESENTATION

The applicant presented their proposal for the demolition of existing structures and construction of a 5-storey residential flat building above one level of basement car parking comprising 5 studio, 21x2-bedroom and 6 x 3-bedroom units. The application has been made pursuant to the provisions of the state environmental planning policy (Affordable Rental Housing) 2009

## 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 meeting was cancelled by the applicant, as the applicant's architect was unable to attend the meeting. The advice below was provided by the Panel on the basis of a desktop review of the drawings provided.**

- Floor to floor height be increased to a minimum 3050.
- The ground floor levels should be lowered to be at grade which will result in the overall reduction of the height of the building. The panel notes however that requirements such as flooding may prevent this from occurring.
- Apartment sizes do not comply with minimum standard sizes as per the SEPP ARH.
- The 2-bedroom apartments currently have 2 bathrooms and thus need to be larger to comply.
- Most of the apartments are now compromised in terms of design – the panel strongly recommends that the apartments be holistically re-planned.
- The internal amenity of the development is considered unacceptable. Issues include inefficient and contorted circulation of internal layout within apartments and dysfunctional furniture arrangements. The architect should reconsider their approach to the development.
- The Panel strongly recommends that the bin holding bay be re-located to the basement.
- The panel notes that the architect's registration numbers are not shown on the drawings.  
**All future applications are required to include ARN on all drawings.**
- The panel notes that it has made this request a number of times and it will ask the Architect Registration Board to follow up with the applicant on this matter.

- Deep walled terraces that prevent natural light entering living areas are unacceptable.
- The proposed oversized lobby and atrium, whilst they add to amenity, are affecting the ability of the development to provide good amenity for the apartments.
- The panel supports the proposed materials, primarily consisting of brick.

- **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 not acceptable and must be referred to the Design Excellence Panel Again.

**MINUTES OF DEP MEETING  
Thursday 8<sup>th</sup> of December 2016**

**DEP PANEL MEMBERS PRESENT:**

Kim Crestani	Panel Member
Geoff Baker	Panel Member
Olivia Hyde	Chairperson

**OTHER ATTENDEES:**

Duha Haymour	Ghazi Al Ali Architect
Ghazi Al Ali	Ghazi Al Ali Architect
Jakub Urge	Ghazi Al Ali Architect

**APOLOGIES:**

Nil

**OBSERVERS:**

Danielle Hijazi	Minute Taker
Despina Sidiropoulos	Minute Taker

**AGENDA:**

<b>Property Address:</b>	<b>121,131 Memorial Avenue Liverpool</b>
<b>Application Number:</b>	<b>DA-993/2016</b>
<b>Item Number:</b>	<b>3</b>

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

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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:**

Demolition of existing structures and construction of a 5-storey residential flat building above one level of basement car park comprising 5 studio, 21 x 2-bedroom and 6 x 3-bedroom units. The application has been made pursuant to the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009

## **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**.

### **General Panel Comments:**

- The Panel understands that this project is compliant with the Floor space ratio assuming that the corridors are not counted as Floor space ratio.
- Provided the corridors are of adequate width and they are fully open at the ends for light and ventilation, the panel would accept this.
- The proposal exceeds the LEP height limit of 15.0m by approximately 1m. The Panel can accept this only if no other significant non-compliances occur.
- The side setbacks do not comply -- on the east and west façades there are bedroom and kitchen windows 3.0m from the boundary. Setbacks must comply with ADG provisions
- There is a proposed RMS road widening noted as SP2.
- There are numerous non compliances within the ADG.

- The proposed front setback of 7.0m is acceptable even though, if it occurs, the RMS widening will result in a lesser setback of approximately 2.5m.
- The vehicle ramp for basement parking access must be redesigned to ensure it works if the RMS widening occurs.
- Snorkel bedrooms must be redesigned. Snorkel bedrooms are of particular concern for privacy reasons where they are back-to-back (sharing a common external façade slot) and belong to separate apartments (e.g. units 106 and 107)
- The lobby outside the lift is too narrow at 1.2m and needs to be re-designed.

**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**

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## 6. CLOSE

The proposal is not acceptable and must be referred to the Design Excellence Panel again.