

**MINUTES OF DEP MEETING  
16<sup>th</sup> November 2017**

**DEP PANEL MEMBERS PRESENT:**

Olivia Hyde	Chairperson
Lee Hillam	Panel Member
Geoff Baker	Panel Member

**OTHER ATTENDEES:**

Nelson Mu	Convener
Boris Santana	Planner

**APOLOGIES:**

Nil

**OBSERVERS:**

Nick Adouni	207-211 Hoxton Park	0410-521-944
Nick Zappia	Villa & Villa	
Gilbert de Chalain	Haskew de Chalain	0417-253-416

**AGENDA:**

**Property Address:** 207-211 Hoxton Park Road, Cartwright

**Application Number:** DA-491/2017

**Item Number:** 4

**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.

The Applicant's registered architect, Mr Eduardo Villa, was unable to attend the Design Excellence Panel meeting due to unforeseen circumstances. He provided consent to Mr Nick Zappia to act on his behalf at the Design Excellence Panel meeting. The letter of consent was accepted by the Panel.

## 2. DECLARATIONS OF INTEREST

Nil

## 3. CONFIRMATION OF PREVIOUS MINUTES

No

## 4. PRESENTATION

The applicant presented their proposal for the demolition of existing structures, consolidation of lots and construction of a 5-storey residential flat building comprising 4 x 3 bedroom units, 18 x 2 bedroom units and 4 x 1 bedroom units, above basement carpark, pursuant to 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:

- The Panel is generally satisfied with the proposed development and notes that the proposal provides the required building separation distances articulated in the ADG.
- The Panel supports the proposal and the slight exceedance of the height limit is considered acceptable noting that the proposal remains within allowable FSR.
- The caretaker Water Closet within the communal open space area should be relocated to be within the building envelope.
- Deep soil zones need to be consolidated within the scheme. Car parking that is additional to the requirements of the ARH SEPP should not be included at the expense of deep soil zones or communal open space. The front setback area should allow for the planting of significant canopy trees.
- The proposed 1.2m - 2.1m wide landscape strip along the front boundary is inadequate to allow for the planting of deep rooted trees. In addition, indentation of the basement car park shall be considered so as to provide additional deep soil zones on the site.
- The Panel understands that additional parking may be counted as FSR. Panel recommends reduction of parking number so as to increase landscaping and the planting of mature trees on the site. No additional FSR is accepted by the Panel.
- Basement parking be brought back to align with the front terraces.
- Consideration be given to the planting of mature trees along eastern boundary. The paving along the eastern side setback to be reduced.
- The Panel recommends landscaped area along the Hoxton Park Rd frontage of the site be extended.
- Consideration be given to lower the finished floor level of the building to minimise the need for an awkwardly positioned disabled ramp adjacent to the entrance to the building. Applicant has agreed to review the stormwater provisions and to reduce the influence those provisions have on the finished floor level of the entire ground floor.

- **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.

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