

**MINUTES OF DEP MEETING
5th December 2017**

DEP PANEL MEMBERS PRESENT:

Geoff Baker	Chairperson
Kim Crestani	Panel Member
Peter McGregor	Panel Member

OTHER ATTENDEES:

Nelson Mu	Convener
Rodger Roppolo	Planner

APOLOGIES:

Nil

OBSERVERS:

Ian Lim	DKO – 0414-618-118
Nick Byrne	DKO – 0419-350-823
Gareth Williams	SGCH – 0411-726-470
Steven Arramov	SGCH – 0428-508-118
Stephen Craig	Impact Group – 0413-805-273
Philip Tan	Gat & Associates – (02) 9569-1100

AGENDA:

Property Address: 12-22 Willan Drive, Carthwright

Application Number: PL-771/2017

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 for the demolition of existing buildings and the construction of 2 x four storey residential flat buildings comprising a total of 64 units.

The application is lodged pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The Applicant's architect explained the background and architectonics of the scheme as follows:

- The matter previously came before the DEP but the proposal has expanded to include adjoining sites.
- The Applicant is proposing to keep 2 separate blocks -- beneficial from a management perspective.
- 2 southern adjoining properties facing Hoxton Park Rd would be affected by the proposal at present.
- Rooftop communal open space is proposed to supplement the ground level communal open space. It is provided with barbeque facilities.
- Surface parking is proposed. Basement car parking would make the project unviable as affordable rental housing.
- Advantage of the dual site is that it allows for a single entry driveway.
- Depth of the site allows through apartments on the end.
- Narrow southern frontage to minimum southern facing apartments.
- Materiality: generally bricks and are detailed with expose slab edge.
- Drying court proposed within balconies which are screened.
- Rooftop communal open space and lift overrun protrude into building height plane.

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 thanks the proponent for bringing the scheme back for its consideration and commends the detailed documentation presented at the meeting.
- The Panel is satisfied that the proposal is generally a well-conceived scheme with good solar access and notes that the scheme is consistent with the building separation distances of the ADG.
- The architectural expression and materiality of the building are acceptable to the Panel.
- The Panel supports the proposed at-grade car park, which it considers to be an efficient model, easy and relatively inexpensive to construct.
- The proposed garbage bays and service rooms within the car park are blocking opportunities to provide view corridors through the building. The Panel recommends a re-arrangement of the garbage bays and service rooms to allow views through the building to the rear garden from the entries. This was sympathetically received by the applicant.

- The car park and ground level apartments should be judiciously recalibrated to allow for additional deep soil zones along the rear boundary of the site.
- The applicant is to consider the provision of indentation to car parking spaces to allow for additional planting of significant canopy trees.
- Car spaces that protrude past the building should be provided with an open pergola structure which should support a planting/vine arrangement.
- The scheme provides good composition between the bottom and top part of the building. The buildings are well proportioned and divided into appropriate modulations.
- The proposed glazed balustrades to the balconies should be frosted to provide privacy for residents.
- There is a privacy conflict between the living rooms and balconies of apartments 101 and 107 and the bedrooms of 102 and 106 and the same apartments on other levels. This privacy issue affects 16 apartments. These bedrooms instead could have angled windows looking north to the street.
- Recesses in the building facades are used to obtain light and air for habitable rooms belonging to separate apartments (units 108 and 109, for example). This creates potential acoustic privacy problems. The Panel recommends that a 500mm - 1m vertical fin wall be provided between the two adjacent bedrooms to address the acoustic privacy issue. There is also a potential conflict between apartment types 104 and 107 where a bedroom window is adjacent to a neighbouring kitchen. Privacy fins should also be provided in these situations.
- The kitchens in the 108 and 109 apartment lines are more than 8 metres from the living room window, more than 10 from natural light and they face due south. The applicant should explore reconfiguration of these apartments to resolve this issue.
- Consideration should be given to relocating laundries away from living areas, (as in Apartment type 103) and into the bathroom to improve the general amenity of these apartments.
- The Panel recommends that rooftop communal open space be provided with essential amenity facilities including toilets, barbeque and shading structures.

- **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.

Sectional Drawings

- Sectional drawings at a scale of 1:20 of wall section through with all materials, brickwork, edging details to be submitted.

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.
