

**MINUTES OF DEP MEETING
14th December 2017**

DEP PANEL MEMBERS PRESENT:

Lee Hillam	Chairperson
Kim Crestani	Panel Member
Anthony Burke	Panel Member

OTHER ATTENDEES:

Nelson Mu	Convener
Rodger Roppolo	Planner

APOLOGIES:

Nil

OBSERVERS:

Anthony Felice	TSA Management - afelice@tsamanagment.com.au
Matt Brindley	Allen Jack & Cotter – matt.brindley@architectsaic.com
A. Antoniazzi	aantoniazzi@ethosurban.com
Harry Quartermain	hquartermain@ethosurban.com

AGENDA:

Property Address: 120-130 Tenth Avenue, Austral

Application Number: DA-757/2017

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 proposal for the construction of a seniors housing development comprising of:

- Eight x 3-4 storey buildings containing a total of 149 x two-bedroom independent living units;
- Construction of a shared internal vehicle and pedestrian driveway from Edmondson Avenue;
- Basement car parking for 179 spaces (149 resident spaces and 20 visitor spaces); and
- Landscaping, tree removal and drainage works.

Liverpool City Council is the consent authority and the Sydney Western City Planning Panel has the function of determining the application.

The Applicant's architect explained the architectonic of the scheme as follows:

- The site is zoned for medium density residential development;
- The development is FSR and height compliant;
- 90% of the apartments achieve the required solar access and cross-ventilation as a result of the amended built form into 8 smaller buildings. Only 8% of the apartments do not get solar access;
- 3 out of the 5 apartments within the rectangular buildings are cross-ventilated;
- Roof pitch has been increased to facilitate broad eaves for the buildings;
- Separation distances are consistent with the ADG;
- 2 separate basements proposed with access via the existing driveway off Tenth Avenue and a new shared access road from Edmondson Avenue. This allows for the provision of a deep soil zone within the centre of the site;
- Activity zone is proposed at the centre of the site directly off Building B, include pergola community garden; and
- Stairs within the previous scheme have been eliminated, making the entire development accessible to the disabled.

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 site was previously subject to a separate Development Application, which the Panel understood was withdrawn as a result of the DEP and Council's concerns with the scheme. This is an amended application submitted in response to the DEP and Council's previous issues with the development.
- The amended proposal is considered to be a reasonably good scheme and a significant improvement from the original scheme. The Panel commends the applicant on this.
- The Panel recommends that the applicant gives further consideration for the provision of greater canopy trees within the development site. The communal open space in the centre of the proposal is likely to be hot and should be afforded with large canopy trees for shade, amenity and environmental reasons.
- Trees to the front / school edge should be retained. The submitted arborist report notes that trees 6 and 7 are substantial Eucalypts in good condition and of high significance value. The Panel recommends that these trees, located along the Edmondson Avenue frontage

of the site, be retained and incorporated into the overall landscape character of the scheme. The streetscape value of these trees is considered high. Therefore, the Panel suggested that Building 1 be moved away from these trees and/or revised to allow their retention.

- Stormwater swales could be incorporated in the street to assist in onsite water retention for garden etc.
- The palate of the materials for the design is considered poor, and despite recommendations from client to use painted render, the Panel does not support the use of painted render. Face brick, timber and, in some cases, panel systems are more durable and should be further explored by the Applicant.
- The Panel notes that Building separation now achieves compliance with the ADG building separation requirement.
- The proposed building height seems reasonable as the height averages are minimal in most cases, and as the development as a whole sets the context for impact to adjoining properties, the height difference is not of consequence and supported by the Panel as non-occupied space. Given the height of these buildings and their spatial separation from the boundaries, the impact on future adjoining lots is not considered to be an unacceptable. If the increase of the pitch in the roof assisted with the creation of wide overhanging eaves, the Panel would support a small increase in building height.
- Edmondson Avenue may be subject to road widening at the school side. Entry to the scheme from Edmondson Avenue, which will be quite busy, should be carefully considered. There is an advantage to a second entry/exit from the site, however with traffic predicted to increase the Panel recommends that the proposed new access driveway be converted to an exit only, subject to traffic consultant concurrence. The Applicant advised that their intention with the new access driveway is to provide an address to the facility from Edmondson Avenue.
- Condenser units on the building should be concealed and screened from public view. It was pressed upon the Applicant whether the condenser units could be relocated to the basement. Applicant indicated that advice from their consultant indicates that there is insufficient ventilation in the basement for large condenser units as proposed. The panel supports condenser units within the roof form as long as they were not visible from the ground plane or apartments within or outside the development
- Sun shade for north and west facing windows should be provided for the buildings.

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.

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.