

**MINUTES OF DEP MEETING  
19<sup>th</sup> October 2017**

**DEP PANEL MEMBERS PRESENT:**

Kim Crestani	Chairperson
Jane Threlfall	Panel Member GA NSW
Russell Olsson	Panel Member

**OTHER ATTENDEES:**

Nelson Mu	Convener
Rodger Roppolo	Planner

**APOLOGIES:**

Nil

**OBSERVERS:**

Peter Smith: Smith & Tzannes – [psmith@smithtzannes.com.au](mailto:psmith@smithtzannes.com.au)  
Gerard Turrisi: Gat & Associates – [gerard@gatassoc.com.au](mailto:gerard@gatassoc.com.au)  
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Gareth Williams: SGCH – [gareth@sgch.com.au](mailto:gareth@sgch.com.au)  
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**AGENDA:**

**Property Address:** 71-75 Cabramatta Road, Miller

**Application Number:** PL-122/2017

**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**

No

## 4. PRESENTATION

The applicant presented their proposal for the demolition of existing structures and the construction of a 6-storey residential flat building comprising 39 units (8 x 1 bedroom units and 2 x 31 bedroom units). The development will be used for the purposes of affordable rental housing and managed by a non-for-profit social housing provider - St Geroge Community Housing.

The application will be made pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The applicant's architect briefed the Panel as follows:

- The whole building is set aside for affordable housing and the proposal complies with the maximum permitted FSR of 1.5:1.
- Building has been designed to comply with the ADG separation distances but slightly exceeds the allowable building height.
- The double loaded apartments are designed off a central corridor that is open at either end using hold open doors at the fire stair.
- Materiality consists of sandstone and brown colour bricks with matching mortar to accentuate shadows between different parts of the building.
- Rear of building designed to maximise northern facing apartments; living rooms positioned to the edge of the building.
- Small clothes drying facility proposed within the balcony of each apartment, but will be screened from public domain by solid wall and provision is made for potential for AC systems.
- Apartments at top level reduced to 2 apartments at the front and 3 at the rear. Lower levels are provided with 9 apartments per floor.
- Balconies of end apartments have been articulated to facilitate ventilation.

## 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 proposal and notes that the scheme is consistent with the building separation distances of the ADG.
- Ground level apartments should be provided with direct entry from the street and the front landscaped area be converted into private open spaces for the ground level apartments. Applicant advised that having the entire front setback area as private open spaces could present maintenance issue or burden on their residents. Thus, they are proposing to maintain the proposed communal open space within the front setback area that would be routinely maintained by the body corporate. However, it appears that each of the front ground level apartments has direct access from the street through a front gate which the Panel supports.
- Relocate some of the open car spaces to the under-croft area so as to allow for the relocation of the communal open space to the rear boundary. The Panel questioned the attractiveness of the under-croft communal open space adjacent to the carpark. Alternatively, some car spots along northern boundary may be relocated to allow for the provision of indented bays to allow the planting of substantial trees to mediate between the open car park and the northern boundary.

- Car spaces that protrude past the building be provided with an open pergola structure.
- The Applicant presented updated plans at the meeting that clarified some of the issues raised by the Panel in respect to internal layout of some units, for example, swapping bathroom and kitchen of some of the apartments which was acceptable to the panel.
- Type K and type E apartments (1.01 and 1.08) be provided with a vertical fin wall of say 500mm between the 2 adjacent bedrooms to address acoustic privacy issue.
- Proposal to achieve compliance with the provision of the ADG and ARHSEPP.

- **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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