

**MINUTES OF DEP MEETING  
12 July 2018**

**DEP PANEL MEMBERS PRESENT:**

Darlene van der Breggen	Chair
Geoff Baker	Panel Member
Alf Lester	Panel Member

**OTHER ATTENDEES:**

Glenn Ford	Convener
Glenn Ford	Planner

**APOLOGIES:**

Maya Elnazar

**OBSERVERS:**

George Bakopolous	Saint George Community Housing 0423 608 400
Angas Nguyen	Saint George Community Housing 0434 047 883
Peter Smith	Smith & Tzannes 0403 269 191
Gerard Turrisi	GAT and Associates 0416 257 833

**Property Address:** 87-91 Nuwarra Road, Moorebank

**Application Number:** DA-109/2018

**Item Number:** 2

**1. WELCOME 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**

N/A

## 4. PRESENTATION

The applicant presented the proposal for demolition of existing structures, construction of a six storey residential flat building comprising 9 x 1 bedroom units and 32 x 2 bedroom units with at-grade car parking. The application is lodged pursuant to SEPP (Affordable Rental Housing) 2009 and is to be managed by a social housing provider (Saint George Community Housing). In this case, all 41 units are proposed to be retained as rental accommodation by SGCH.

The applicant's architect explained that the proposal had been considered by the Design Excellence Panel on 16 November 2016 and on 24 April 2018. At the April meeting, the Panel requested that DA-109/2018 for 87-91 Nuwarra Road, Moorebank be referred back to it for re-consideration once the issues raised were addressed via amended plans.

## 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 to the Panel for re-consideration and the explanation provided by the applicant on how the scheme has responded to the Panel's previous minutes. The Panel also appreciates that the registered architect for the project has attended to address the Panel regarding the project.
- The panel noted that the previous matters raised have been addressed as set out below:
  - A site analysis has been provided which includes the impact of the adjoining building on this site.
  - Shadow diagrams show the effect of additional height on existing and proposed development compared to a fully compliant scheme.
  - Changes have been made to layouts in units that did not achieve the required 2 hours of solar access.
  - Plans showing the building separation between the proposed development and for possible future development have been provided to show that the development potential of the adjoining site is not unreasonably impacted.
  - Improvements have been made to the Landscaping Plan.
  - The entry lobby has been amended to provide a landscaping bed separating the pedestrian path and driveway (see comments below)

On balance, the Panel was satisfied that the overall design has improved although it was considered that there is potential for further improvement as identified below:

- The 4<sup>th</sup> floor balconies on the northern side (facing the existing townhouses at 85 Nuwarra Rd) impact excessively on that site and should be reduced in area or screened.
- Make sure all units satisfy the ADG requirements. For Levels 1 to 4 check the depth and width ratio of the units.
- Review the design of the entry lobby. The Panel considered that the previous orientation of the lift lobby, with the lifts located on the northern side of the lobby was a preferred solution as the lobby would be visible from both the street and car park and would receive

more natural light. It appears that there is scope for making this change without resulting in FSR non-compliance.

- Explore ways to provide more variety in the use of bricks in the walls, eg 'hit and miss' brickwork (in a way that does not compromise safety and does not provide a climbing opportunity).
- The changes made to the plans to address the Panel's comments from 24 April need to be incorporated into an addendum to the Statement of Environmental Effects so that they are appropriately explained and documented.

The Panel is satisfied that subject to the issues identified in these minutes are appropriately addressed, the proposal does not need to return to the DEP.

### **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 and, subject to the incorporation of the above Panel advice, will not need to be returned to the Panel.

Amended plans submitted to Council to address the concerns of the Design Excellence Panel should be considered by Council.

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**MINUTES OF DEP MEETING  
24<sup>th</sup> April 2018**

**DEP PANEL MEMBERS PRESENT:**

Lee Hillam	Chairperson
Kim Crestani	Panel Member
Geoff Baker	Panel Member

**OTHER ATTENDEES:**

Nelson Mu	Convener
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**APOLOGIES:**

Maya Elnazer	Planner
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**OBSERVERS:**

Angus Nguyen	SGCH	<a href="mailto:angus.nguyen@sgch.com.au">angus.nguyen@sgch.com.au</a>
George Bakopoulos	SGCH	<a href="mailto:George.bakopoulos@sgch.com.au">George.bakopoulos@sgch.com.au</a>
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**AGENDA:**

**Property Address:** 87 Nuwarra Road, Moorebank

**Application Number:** PL-136/2017

**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.

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 structures and the construction of a 6-storey residential flat building with at-grade car park comprising 9 x 1-bedroom units and 32 x 2-bedroom units. The application is to be made pursuant to SEPP (Affordable Rental Housing) 2009.

The applicant's architect briefed the Panel and outlined details of the proposal, including the following:

- The whole building will be 100% affordable rental housing;
- The building has been pulled back from the north-east corner to allow greater solar access to the communal open space;
- Swith room has been relocated elsewhere on the ground floor;
- Communal Open Space is equivalent to 17% of the site;
- No rooftop Communal Open Space is proposed to ensure the building is within the allowable building height;
- Landscape has been revised to provide more deep soil planting along the perimeter of the site;
- The front setback area has been amplified with more landscaping;
- The building slightly encroaches into the north and southern boundaries; and
- Solar access is achieved to 69% of the apartments.

## 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 to the Panel for re-consideration and the explanation provided by the applicant on how the scheme has responded to the Panel's previous minutes.
- The Panel stated that it is unacceptable that the registered architect for the project did not attend the DEP meeting. It is advised that the Panel will not hold any future DEP meetings unless the registered architect that designed or directed the design of the proposal attends the DEP presentations.
- Setback to the south-west elevation does not comply with ADG in respect to building separation. The non-compliance creates problems with the southern adjoining site that has an approval for a 5-storey RFB as there will be opposite facing balconies and habitable rooms located relatively close to each other. The reduced setback also creates extra shadow impact upon the southern adjoining approved RFB. This issue in respect to the building encroaching into the 6m and 9m setback areas was raised previously by the Panel and has not been satisfactorily addressed by the proposal. The Panel recommends that the south-west apartments be re-planned to address potential amenity issues.
- The entry lobby should be amended to provide a landscape bed separating the pedestrian path and the driveway.
- More trees should be provided along the northern boundary between the car park and the fence.

- The privacy issue between corner facing apartments needs to be resolved. Appropriate privacy screens should be introduced to ameliorate potential privacy issue between corner facing apartments.
- The material presented at the meeting was not accompanied by a comprehensive site analysis plan. Therefore, an informed decision could not be made in respect to potential impact of the development upon adjoining sites. The Panel was informed that the southern adjoining site has an approval for a 5-storey residential flat building development and unfortunately, this approved development was not detailed on the site analysis documentation (built form, windows, balconies, etc). As required by the Panel's previous minutes, a site analysis plan shall be prepared for the development. This should include existing and future development context and demonstrate how the proposal responds.
- Appropriate shading devices should be incorporated into the scheme to provide protection from the elements all year round.
- The panel requests that the proposal be developed to reduce the encroachment of height where it will have most impact on the shadowing to neighbouring sites. Some height encroachment may be acceptable if it can be shown to have no impact on the solar access of the neighbours.

- **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 requires further consideration and will need to be seen by the Panel again.

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