

**MINUTES OF DEP MEETING
24th 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	angus.nguyen@sgch.com.au
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Valdis Aleidzans	GAT & Assoc.	valdis@gatassoc.com.au

AGENDA:

Property Address: 88 Elizabeth Drive, Liverpool

Application Number: PL-132/2017

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 structures and the construction of a 5-storey residential flat building above one level of basement parking, comprising 14 x 1-bedroom and 35 x 2-bedroom apartments. The application is to be made pursuant to SEPP (Affordable Rental Housing) 2009.

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

- Changes have been made to the proposal in response to the DEP minutes
- External corridor on the top level has been moved to allow equitably access to the rooftop communal open space
- Double height lobby has been introduced
- The materials proposed has been simplified including off-formed concrete, sun shading devices.

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.
- The proposed architectural treatment is pleasing and supported by the Panel.
- The blank wall to the eastern elevation encroaching onto the setback area is acceptable, as openings are to the front and rear boundaries. There are no visual and acoustic privacy issues to the eastern adjoining site.
- The material choices are supported. Detail of the material choices are to be included in the final development application documents.
- The two separate entrances to the building proposed have architectural merit and are supported by the Panel.
- The scheme provides for a number of internally facing corner apartments and concerns are raised that the arrangements of these corner apartments create potential privacy problem between diagonally facing apartments. Appropriate privacy screens should be introduced to address this issue.
- Further improvements could be made to planning efficiencies particularly around the 'light slots'.

- **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.
