

**MINUTES OF DEP MEETING
15th November 2018**

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson
Shaun Carter	Panel Member
Matthew Taylor	Panel Member

OTHER ATTENDEES:

Conrad Johnston	Fox Johnston	conrad@foxjohnston.com.au
Valentin Akdim	Fox Johnston	valentin@foxjohnston.com.au
Peter Douroudis	UND Constructions Pty Ltd	0411 470 810

APOLOGIES:

Nil

OBSERVERS:

Nelson Mu	Convener – Liverpool City Council
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AGENDA:

Property Address: 41-43 Forbes Street Liverpool

Application Number: DA-559/2018

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

Matthew Taylor declared a conflict of interest on this matter, as his company prepared the landscape plan. As such, Matthew did not take part at the meeting.

3. CONFIRMATION OF PREVIOUS MINUTES

No

4. PRESENTATION

The proponent presented their proposal for the construction of a 9-storey shop-top housing development comprising 4 ground floor commercial suites and 45 residential apartments (including 10 affordable housing units), 2 levels of basement parking and associated landscaping works.

Overview of the proposal includes:

- The applicant advised that the site has a DA approval but has lapsed. The proposal has a smaller envelope than the approved development and is setback further away from northern boundary, but is seeking to include affordable housing.
- The developer intends to hold onto the site.
- The double loaded car park complies with the minimum requirement, though circulation ramp is a bit tight.
- The proposal provides for a typical floor plate that is extruded.
- Double lifts and open corridor proposed to assist with ventilation.
- Units consist of 1 bedroom plus a study; the study is provided with a window to the corridor.
- Rooftop COS provided and is intended to be a useful space. The ground floor COS not designed to be useful space.
- External language and material: a combination of brick and off-form concrete. Emphasises on the corner to emphasis the entry to the building.

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 appreciates the proponent's presentation which provided a background on the design rationale for the overall development.
- The panel notes that the proposal is within the permissible building height limit and although the site is a consolidation of 2 lots, it is relatively narrow and has an east-west orientation. This presents design challenges for the scheme.
- The panel notes that the building provides for a reduced setback to the southern boundary. In the context of the zoning of the southern adjoining site being SP2 Infrastructure and taking into consideration of the types of land uses permitted within this zone, the reduced is considered acceptable.
- In respect to the northern and western boundaries, the proposal does not comply with ADG building separation requirements above level 4 in that the building is only provided with 6m setback from these boundaries, whereas the ADG requires a minimum of 9m setback for Levels 5 - 8. Applicant advised that the northern adjoining RFB is only 4-storey and the non-compliance will be over the roof of the building and thus, should not create significant amenity issues. The Panel supports the reduced setbacks.

- The Panel recommends that the applicant considers extending the open to air corridor width adjacent to the lifts and garbage chute room so as perhaps to allow for the provision of seatings, gardens or space for the storage of bicycles.
- The Panel is pleased with the simple elegant floor planning of the scheme, and believes the design achieves Design Excellence
- The Panel requires the applicant to provide 3-D images on how materials are being handled. This should include perspective views showing different entries to the building.

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.

When amended plans are submitted to Council to address the concerns of the Design Excellence Panel, they should be reviewed by the Panel (electronically is acceptable) prior to determination.
