

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

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson
Shaun Carter	Panel Member
Matthew Taylor	Panel Member

OTHER ATTENDEES:

Ian lim	DKO – 8346 4500 ian.lim@dko.com.au
Nick Byrne	DKO – 8346 4500 nick.byrne@dko.com.au
Valdis Abeideans	GAT & Associates valdis@gatassoc.com.au
Matthew Ryan	SGCH matthew.ryan@sgch.com.au

APOLOGIES:

Nil

OBSERVERS:

Nelson Mu	Convener – Liverpool City Council
Emmanuel Torres	Planner – Liverpool City Council

AGENDA:

Property Address: 30-38 Ironbark Avenue, Casula

Application Number: DA-681/2018

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 proponent presented their proposal for demolition of existing structures and the construction of a 5-storey residential flat building comprising 63 units (15 x 1-bedroom & 48 x 2-bedroom) to be used wholly for the purposes of affordable rental housing under SEPP (Affordable Rental Housing). Overview of the proposal include:

- The applicant advised that the design intent is to break a large building into smaller buildings.
- Only pedestrian access is allowed from Kurrajong Rd, there is access denied along Kurrajong Rd.
- The Kurrajong Rd frontage will always be the rear of the building.
- COS is provided between buildings, rather than on rooftop, as a semi-enclosed space and helps to break down the mass of the architectural form.
- Sinking the car parking underground is not a feasible option for St George Community Housing.
- Split core plan and its purpose is to ensure lift will be available, if one breaks down.
- Lift overrun slightly breaches the height limit.
- Slab edges being used to express the architectural element and use of brick from a low maintenance point of view.

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 and the evolution of the scheme since it was previously presented to the Panel.
- The Panel advises that the street has good existing character and benefits from good solar access.
- The Panel is pleased with the materiality articulated on the drawings, which are considered sympathetic to the streetscape.
- The Panel does not favour on-grade carpark for RFBs and pressed upon the applicant to investigate the option of sinking the car park underground. Undercroft car parking is not considered ideal in comparison to having units on the ground level activating the street. Applicant advised that feasibility is tight and providing basement does not help the financial viability of the scheme.
- The 18m wide parking zone fronting the street is not considered to be a great gesture to the public domain; it is considered to be a sub-standard design solution. The Panel asked whether the car parking spaces can be reduced. The applicant advised the parking provided is the minimum require.
- The Panel recommends that the applicant explores the options of reducing the size of the gaping hole created by the car park entry and possibly relocating a unit to minimise the entry car park gap.
- The Panel raised concerns about passive surveillance and safety within the under croft carpark in respect to safety and CPTED principles. The panel recommends activation of the car park and that the applicant considers the option of providing access from the car

park to the ground level apartments. The option should include shared or multi-use of the car park, which may include potential relocation of bin bays.

- The Panel thought the through site link could be improved, and encourages the applicant to pursue the design further with a more thoughtful design response that focuses on the human pedestrian experience incorporating passive surveillance and safety.
- Signage and road markings to indicate carpark is a shared zone to be detailed in the traffic study.
- The Panel suggested creating entries from the car park directly through the back of some ground level units to improve the safety and activity of the car park. Consolidating waste facilities to a more central location would also improve the safety and amenity of the carpark.
- The modulation of the fencing to Kurrajong Road and the activation onto the shopping centre should be improved. Details specifying high quality fencing along Kurrajong Road be provided. A colorbond fence is not supported.
- Trees, shrubs and pergola structures should be introduced to the edge of the carpark to soften the visual impact of the carpark. Meaningful deep rooted zones should be introduced to allow for the planting of appropriate scaled vegetation in relation to the streetscape character and scale.
- The diversity of the Communal Open Space is supported. However, the panel requested that the intent of each COS be clearly articulated on the landscape plan. That is, whether the space is designed for person(s) to sit there or to allow for communal gathering such as BBQ.

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, including response to ground floor re-planning, modified northern elevation and fencing details to Kurrajong Rd, they should be reviewed by the Panel (electronically is acceptable) prior to determination.

**MINUTES OF DEP MEETING
14th June 2018**

DEP PANEL MEMBERS PRESENT:

Lee Hillam	Chairperson
Alf Lester	Panel Member
Geoff Baker	Panel Member

OTHER ATTENDEES:

Nelson Mu	Convener
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APOLOGIES:

Rodger Roppolo	Planner
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OBSERVERS:

George Bakopoulos	SGCH	0423 608 400
Ian Lim	DK	0414 618 118
Gerard Turrisi	Gat & Associates	0416 257 833
Valdis Aleidzans	Gat & Associates	valdis@gatassoc.com.au
Matthew Ryan	SGCH	0401 647 577
Matt Ballam	SGCH	0437 813 929
Alex Soovoroff	SPM	0405 565 640

AGENDA:

Property Address: 30-38 Ironbark Avenue, Casula

Application Number: PL-37/2018

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

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 5-storey residential flat building with at-grade parking. The application is made under SEPP (Affordable Rental Housing) 2009.

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

- The scheme has further developed since it was submitted to Council for Pre-DEP and the applicant presented an amended scheme to the panel for its consideration.
- The challenge of the proposal is achieving the additional 0.5 FSR and the building is pushed to 3m setback from the side boundaries (option 1). Option 2 is 6m setback from side boundaries but 1 additional storey proposed over the allowable height.
- There are steps in the building responding to the slope of the land.
- The project does not incorporate a basement carpark.
- The top level is setback to add depth and character to the building.
- The building has been designed taking into account the orientation of the site: north facing apartments and corner apartments wrap around east and west elevations to take advantage of solar access. Minimal south facing apartments.
- The snorkel windows are designed to facilitate building articulation.
- Floor to floor level is proposed at 3150mm (response to brick height).
- The dominant materials of the building will be brick and glass.
- The scheme only provides for 1 and 2-bedroom 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 to the Panel for consideration and the explanation provided by the applicant of the evolution of the scheme.
- The scheme should be designed to satisfactorily respond to the slope of the land. Site inspection by the Panel indicates that there is roughly a 2m cross-fall between the western and eastern boundaries of the site. The proposal presented to the Panel does not show how the building has responded to the cross site fall.
- No sectional drawings were included in the package of documents presented to the Panel to allow the Panel to better understand how the scheme has taken into consideration the characteristics of the site.
- The submission designates Communal Open Space areas along the Ironbark Avenue frontage, the western setback area and the adjoining one third of the Kurrajong Road frontage. The areas along Ironbark Avenue (which includes paved pedestrian access and letter boxes) and Kurrajong Road are not considered to provide functional and meaningful spaces that would contribute toward the amenity of residents. The open space at the western end of the site would receive winter sun after midday and has the potential to complement the rooftop Communal Open Space, but it requires design development to make it fit for this purpose.

- The roof top COS is partially screened by the building and thus, would provide some protection from the elements. The COS should include shade structures, amenity facilities, a toilet and barbecues.
- The site benefits from dual and broad street frontages to Ironbark Avenue and Kurrajong Road. The building should be designed to provide direct access to Kurrajong Road as well as a street facade frontage to Kurrajong Rd. The pedestrian path from Kurrajong Road should be conceived as a clear and inviting pedestrian connection that would encourage residents to utilise it, thereby contributing to the activation of the Kurrajong Road frontage of the site. It should not be designed as an afterthought.
- Open type fencing should be provided to the Kurrajong Street frontage. In addition screening of the open carpark is necessary.
- Given the width of the site and the scale of the development, on-site waste collection instead of on-street pick up should be provided.
- The site analysis documentation included in the presentation should be expanded to allow the Panel to better appreciate the site's development context and how the development has responded to that context.
- The scheme is well articulated. The Panel recommends that the Applicant should commence working with a landscape architect to further develop the external areas of the scheme.
- The Panel appreciates the Applicant's approach to achieving a smooth approval path for the scheme by designing a compliant building.
- The architectural composition and articulation of the building may be sufficient without the introduction of aluminium screens as discussed at the meeting.

General

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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 Panel advice and is to be referred to the Panel for review when a formal application is lodged.
