

**MINUTES OF DEP MEETING  
15 February 2018**

**DEP PANEL MEMBERS PRESENT:**

|              |              |
|--------------|--------------|
| Lee Hillam   | Chairperson  |
| Kim Crestani | Panel Member |
| Geoff Barker | Panel Member |

**OTHER ATTENDEES:**

|              |                |
|--------------|----------------|
| Diego Rossi  | Algorry Zappia |
| Nick Zappia  | Villa & Villa  |
| Chris Weston | CC Weston      |

**APOLOGIES:**

**OBSERVERS:**

|                 |                                |
|-----------------|--------------------------------|
| Danielle Hijazi | Minute Taker                   |
| Glenn Ford      | Development Assessment Planner |

**AGENDA:**

|                            |                               |
|----------------------------|-------------------------------|
| <b>Property Address:</b>   | 19-21 Harvey Avenue Moorebank |
| <b>Application Number:</b> | DA-745/2017                   |
| <b>Item Number:</b>        | 5                             |

**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: Construction of a six-storey residential flat building comprising of 28 units, including landscaping works, associated site works and demolition of existing structures.

The application is lodged pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009.

## **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:**

- Communal open space should be gathered into a larger more useable section.
- The car park should occupy only the space under the footprint of the building, where possible so that a good amount of deep soil planting area can be provided. Deep soil areas should coincide with or be close to communal open space where possible.
- Any habitable space, especially bedrooms should be treated very carefully to mitigate against noise when placed near Communal Open Space
- Architectural elements such as the triangular sections shown in plan should be removed or further justification demonstrated.
- The colour scheme could benefit from more control and restraint.
- The Applicant acknowledges that the 8 metre DCP rear setback is not provided for at least a portion of the rear boundary. Where the proposal shows a 6 metre setback (ADG requirement), the Applicant should document any impacts of the 6m setback on neighbouring sites.
- The western façade will require more sun shading to limit internal heat gain in summer. Sun control in general should be integral to the design and considered over all facades to restrict summer sun penetration while allowing maximum access to winter sun.

**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

**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.

In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans should be considered by Council.