

**MINUTES OF DEP MEETING
16th August 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:

Michael Oliveiro	Planner
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OBSERVERS:

Warwick Dowler	Frasers Property	0438-534-628
Simon Twiggs	Frasers Property	0412-262-173
Lisa-Marie Carrigan	GroupGSA	0412-529-682
Mathew Kuhn	Frasers Property	0438-583-055
Lynn Nguyen	Frasers Property	0422-886-343
Chris McGillick	Ethos Urban	0411-047-748

AGENDA:

Property Address: Lot 1 Campbelltown Road, Edmondson Park

Application Number: PL-81/2018

Item Number: 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

Yes

4. PRESENTATION

The Applicant presented their proposal for the creation of Residential Precinct 1, Stage 2, which includes:

- The construction of 128 dwellings in the form of town homes, terraces and studios;
- Creation of at-grade parking areas associated with town homes;
- Construction of 1 Mews;
- Provision of utilities and services; and
- Subdivision of the site.

As the Panel had been fully appraised of Stage 1 of Residential Precinct 1, and Stage 2 is the next stage of the project, the panel asked the applicant to detail what they have done in response to the issues raised by panel previously. The applicant explained the changes that have been incorporated into the scheme.

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 Panel confirms the applicant's advice that the issues raised in its previous minutes regarding Stage 1 of this project have been incorporated into Stage 2 of Residential Precinct 1. Notably, the revised Stage 2 scheme incorporates the following key amendments:
 - The width of the 2 and 3 bedroom dwellings has been increased to a minimum of 4m as recommended by the Panel;
 - The spatial separation between opposite facing buildings is maintained at 8.6m inclusive of privacy measures;
 - The block length of the buildings does not exceed 80m (52-68m);
 - Additional windows have been added to the ends of buildings – strongly articulated, large windows to improve the presentation of the buildings; and
 - Additional tree canopy proposed aimed to provide continuous cover for the streets.
- The Panel is pleased that the issues raised in its previously minutes have been satisfactorily attended to by the applicant.

The Panel remain concerned about the effect of heat on the private courtyards and make specific note that the planting within these courtyards be heat tolerant, supported by a watering system that is managed as part of the communal space landscaping and is trellised to a pergola or similar that provides some privacy and shading in its own right.

- The Panel recommends that the applicant explore the option of using coloured bricks as opposed to painting the bricks.

- The Panel is strongly supportive of the sustainability diagram in the architect's report and the various measures it shows that, taken together, can be expected to significantly reduce the development's environmental impact. These measures and the innovative strategies in site planning and building configuration (notably concealed at-grade parking, which further reduces the project's energy footprint by avoiding excavation and mechanical ventilation) combine to demonstrate how a new generation of medium density housing can help address our housing and climate change challenges.

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 Panel advice and will not need to be seen by the Panel again.
