

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday 14th February 2019****DEP PANEL MEMBERS PRESENT:**

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| Rory Toomey | Chairperson | GA NSW |
| Alf Lester | Panel Member | LFA |
| Geoff Baker | Panel Member | GBDC - DEP |

APPLICANT REPRESENTITIVES:

| | |
|-------------------|-------|
| Clare Brown | Urbis |
| Frank Mosca | MPA |
| Michael Alavanja | MPA |
| Natalie Yasmine | Urbis |
| Nicole Elcouberei | Aland |

APOLOGIES:

Nil

OBSERVERS:

| | | |
|--------------|--|------------------------|
| George Nehme | Coordinator Development Assessment | Liverpool City Council |
| Scott Sidhom | Coordinator Urban Design | Liverpool City Council |

ITEM DETAILS:

Item Number: 1

Application Reference Number: DA-265/2018

Property Address: 190 Croatia Avenue, Edmonson Park NSW

Meeting Venue: 33 Moore St, Liverpool NSW 2170 - Glasshouse Room (Level 5)

Time: 12:00pm – 12:45pm

Proposal: Demolition of existing structures, Torrens title subdivision into 4 lots, construction of an internal road and construction of 3 residential flat buildings with basement parking.

1.0 WELCOME, ATTENDANCE, APOLOGIES AND OPENING

The Chairperson introduced the Panel and Council staff to the Applicant Representatives. Attendees signed the Attendance Registration Sheet.

The Liverpool Design Excellence Panel's (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.

All nine design principles must be considered and discussed. Recommendations are to be made for each of the nine principles, unless they do not apply to the project. If repetition of recommendations occurs, these may be grouped together but must be acknowledged.

2.0 DECLARATIONS OF INTEREST

Nil

3.0 PRESENTATION

The applicant presented their proposal for (DA-265/2018, 190 Croatia Avenue, Edmonson Park NSW)

4.0 DEP PANEL RECOMMENDATIONS

The nine 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 recommendations in relation to the project:

4.1. Context

- Recommendations – NIL.

The Panel commented that the proposal fits well within its context.

4.2. Built Form + Scale

- Recommendation 1 –
The Panel recommends redesigning the balconies, so that they work better, both spatially and visually. The long and narrow shaped balconies in the current design are not readily useable and provide limited articulation to the building facade. The panel recommends either redistributing the spaces within the apartments, in order to increase the size and shape of balconies or reducing the width of the balconies to create “outdoor spaces” (rather than balconies) that are integrated with the internal spaces. This will facilitate enhanced articulation of the built form of the building.

The Panel commented that the redistribution of external spaces to create terraces, the shrinking of the floor plates, and the efforts made to articulate the building façade in the revised design are working well.

4.3. Density

- Recommendations –
NIL.

The Panel supported the layout and orientation of the proposal.

4.4. Sustainability

- Recommendation 1 –
The Panel recommends using photovoltaic technology to generate power for lighting and electricity purposes in common areas (e.g. with LED lighting of car park and all common areas). This includes (if not implemented during initial building construction), future proofing the building to later incorporate photovoltaic panels (e.g. space for integrating panels into the building façade and/or covered shade areas on north of building/rooftop). This can be an attractive marketing feature for the development.
- Recommendation 2 –
The Panel recommends implementing different screening treatments on each different aspect of the building façade to better reflect specific solar and climatic issues (e.g. different treatments to the north, south, east and west building facades).

The Panel noted that the scale and layout of the building promotes good solar access.

4.5. Landscape

- Recommendation 1 –
The Panel recommends increasing the Deep Soil Zones at the eastern and western ends of the ground level communal open space, to allow for large trees, which will improve its amenity and the view through the space from the lane and Croatia Ave. This can be achieved at the eastern end by re-locating, on the first basement level and along the north-south portion of the lane parallel to Passendale, some or all of the current bicycle parking area and apartment storage areas and replacing these spaces with deep soil connecting onto the soil under the laneway. Similarly, at the western end additional deep soil can be captured by on basement Level 1 by relocating/reshaping the OSD tank and deleting/relocating spaces in the basement adjoining. The panel recommends incorporating at least two large trees for shade (i.e. one in each of these two new Deep Soil Zones). If possible, two large trees at each end would be preferable.
- Recommendation 2 –
The Panel recommends encouraging richness of the building through the landscape, which can be achieved through pushing the landscape design further, in order to maximise its value. The panel recommends including large trees wherever possible, for shade and selecting drought resistant native species (including grasses) that are suited to the local climate in Liverpool.
- Recommendation 3 –
The Panel recommends considering the use of artificial turf, which may be appropriate in certain areas within the site, such as heavily trafficked areas/rooftops (i.e. there are water permeable and resilient options now available).

- Recommendation 4 –
The Panel recommends incorporating threshold treatments to help distinguish the road reserve and landscape area of Costello Lane from the surrounding road network. This could include an alternative surface treatment.

4.6. Amenity

- Recommendation 1 –
NIL. Refer to comments made under the other 9 principles that relate to Amenity (i.e. 4.2 Built Form + Scale).

The Panel commended the changes that have been made to the upper levels of buildings, in the revised design (i.e. inclusion of the open spaces on the upper levels) and commented that the planning is clear and rational.

4.7. Safety

- Recommendations –
NIL.

The Panel supports the inclusion of traffic calming devices (thresholds) to Costello Lane.

4.8. Housing Diversity + Social Interaction

- Recommendations –
NIL.

4.9. Aesthetics

- Recommendation 1 –
The Panel recommends the use of materials in their unfinished and unpainted state where possible (e.g. brick, concrete, timber). Where materials are applied with a finish, ensure that the highest quality materials are used and the lowest maintenance is required.
- Recommendation 2 –
The Panel recommends breaking-up the form of the long horizontal balconies, (i.e. through articulation) particularly on the western sides of the buildings.

The Panel commented that the dematerialisation of the other long horizontal forms in the revised proposal is working well.

The Panel commented that opportunities to capture views are working well; both when walking into apartments (i.e. seeing outside upon entering the apartments) and in the lift lobbies (i.e. views to outside).

5.0 OUTCOME

The Panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:

The project is supported. Incorporate the required design amendments, then the Panel need not see the scheme again and the plans are to be reviewed/approved by Council.

**MINUTES OF DEP MEETING
12 July 2018**

DEP PANEL MEMBERS PRESENT:

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|-------------------------|--------------|
| Darlene van der Breggen | Chair |
| Geoff Baker | Panel Member |
| Alf Lester | Panel Member |

OTHER ATTENDEES:

| | |
|--------------|----------|
| Glenn Ford | Convener |
| George Nehme | Planner |

APOLOGIES:

Nil

OBSERVERS:

| | | |
|----------------|----------------------------|---------------------------|
| Frank Mosca | (Mosca Pserras Architects) | frank@moscapserras.com.au |
| Greg Koutoulas | (Mosca Pserras Architects) | greg@moscapserras.com.au |
| Erin Dethridge | (Urbis) | edethridge@urbis.com.au |
| Monique Hrsto | (Aland) | monique@aland.com.au |

AGENDA:

Property Address: 190 Croatia Avenue Edmondson Park

Application Number: DA-265/2018

Item Number: 1

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

N/A

4. PRESENTATION

The applicant presented the proposal for demolition of existing structures, strata subdivision into 4 lots, construction of an internal road and construction of 3 residential flat buildings with basement parking. The proposal is identified as Nominated Integrated Development, requiring approval from the NSW DPI Water pursuant to the Water Management Act 2000.

Liverpool City Council is the consent authority and the Sydney Western City Planning Panel has the function of determining the application. Submissions made in respect of the application should be made to Liverpool City Council, but will be provided to the regional panel and may be viewed by other persons with an interest in the application.

The Panel has considered an earlier proposal for the site (DA-584/2016) which was subsequently withdrawn and is not related to the current scheme. A Pre-DA proposal (PL-65/2017) and rejected application (DA-126/2018) have preceded the current DA-190/2018 which was lodged on 21 March 2018.

The applicant's architect provided a presentation of the proposed development and explained the approach taken to design the building given the original awkward shape of the site and the impact of proposed roads and infrastructure. The development site is defined by three roads [Croatia (Bernera) / Passendale and McFarlane] with an internal laneway (Costello) dividing the site into a smaller rectangular and a larger L-shaped lot. Three buildings are proposed, A and B on the larger lot and C on the smaller lot. Ground level units open onto private open space (courtyards) along street frontages.

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 was concerned at the extent that the buildings will overshadow the main open space for the site (which connects Costello Lane to Croatia Avenue through the site).
- Concern was raised at the apparent lack of deep soil areas on the building site including the area under the communal open space (COS) in the middle of the site (which is occupied by basement parking). In general, the Panel was not satisfied with the ground level COS and suggested that consideration should be given to delete some units at the bend of Costello Lane to provide a larger and better-proportioned COS that can serve a range of purposes and age groups and is less impacted by the bulk of surrounding buildings. The suggestion was made that an enlarged central open space would effectively become the "heart" of the development.
- The value of the proposed roof terraces to provide a different form of COS for future residents is acknowledged. Nevertheless, the Panel recommends enlargement of the ground level COS (as noted above) and provision for deep soil within this space.
- The Panel considered that enhanced articulation of the buildings would benefit the overall design. It was considered that there was visual sameness across the site and that more variation between buildings would provide better locational referencing and give more clarity to the design.

- The Panel felt that the solid balustrading of balconies and decks produced an institutional feel to the overall development and recommended that inserting transparent sections into balustrades opposite living areas would provide a better outcome without diminishing the opportunity to provide visual shielding and privacy along other sections of the balconies.
- There was also a concern with the extent of unnecessary full-height blank walls along building frontages. These should be modified to provide more variety to the frontages – including windows to improve cross ventilation and light penetration into apartments and adjustments to open up corner balconies.
- A suggestion to convert Costello Lane to a “shared way” was not supported given its dominant role for vehicle access (including service access to basement parking). The lane will also become a public asset and will not be the responsibility of a future Owners Corporation. The preferred approach is to enhance the ground level COS on site as outlined above and maximise deep soil planting around each building.
- Other matters touched on included a recommendation to review the corner units to improve outlook and aspect, explore opportunities for ground level activation and consider the depth of the units and means to provide better light penetration into buildings.

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. The amended proposal should be referred to the Panel for further review.