



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

11 March 2019

Mr George Nehme
Liverpool City Council
Locked Bag 7064
Liverpool BC
NSW 1871

Dear George,

RE: ADDITIONAL INFORMATION REQUEST - 190 CROATIA AVENUE, EDMONDSON PARK


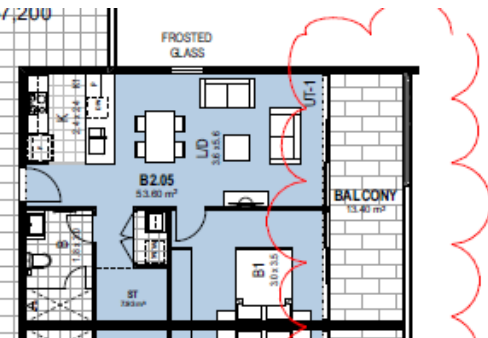
Reference is made to the Design Excellence Panel (DEP) meeting held on the 14th February 2018 regarding DA 265/2018. At the meeting, the panel members identified a number of suggested design amendments to the proposed development. Council has provided Urbis with the meeting minutes of the DEP meeting and this letter and attachments including amended architectural and landscape plans are the applicant's response to the matters discussed on the day.


Table 1 below provides a response to *Section 4.0 DEP Panel Recommendations* of the meeting minutes and explains the design refinements to Buildings A, B and C and overall site to address the recommendations of the DEP.


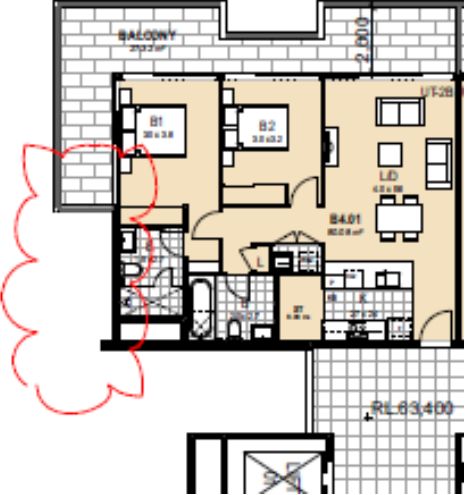
The amended architectural plans prepared by Mosca Pserras Architects are referenced as Revision B or C and are submitted as a substitute to the plans presently before Council.

Table 1 – Response to issues raised by the Design Excellence Panel

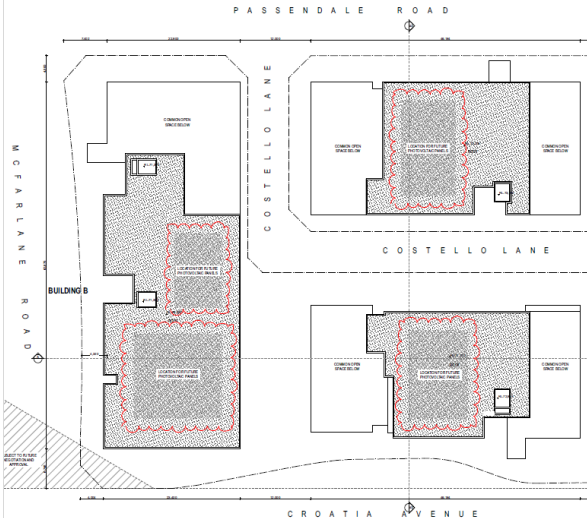
Item No.	Response	Recommendation Addressed
4.1 Context The panel commented that the proposal fits well within its context	No amendments are required as the proposal is considered to fit well within its context and is supported by the DEP.	N/A
4.2 Built form and scale Linear balconies are redesigned both spatially and visibly to improve articulation of the building	The design of the balconies for Buildings A, B and C have been reviewed and amended to reduce their width and create “ <i>outdoor spaces</i> ” that are integrated with the internal spaces. This is based on the recommendation by the panel to break down the built form of the buildings when viewed from the street. Furthermore, a break has been provided to the balconies for the smaller units as shown in	Yes


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<p>façade and improve utilisation.</p> <p>Comment: 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 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 break down the built form of the building</p>	<p>Figure 1. This amendment allows for better articulation of the facade and improves the visual amenity of the buildings when viewed from the adjoining streets. The design refinements create outdoor spaces as encouraged by the Panel, as shown in Figure 2 rather than long narrow continuous balconies as originally proposed.</p> <p>Figure 1 – Amended layout of balconies – Revision C</p>  <p>Figure 2 – Proposed balcony design – Revision B</p>  <p>The balconies on the corner of the larger units as shown in Figure 3, have been reduced to provide articulation and improve the built form. This addresses the Panel’s recommendation to reduce the visual bulk of the balconies when</p>	

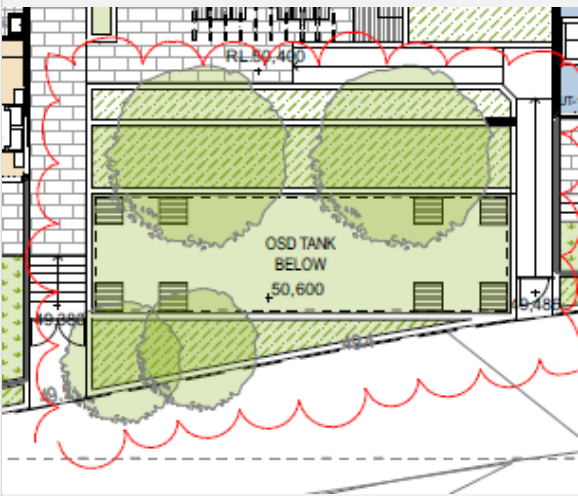
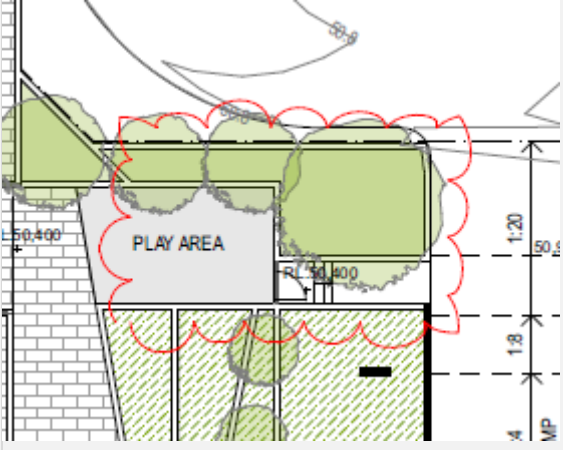
Item No.	Response	Recommendation Addressed
	<p>viewed from the street and the long continuous form of the balconies which is discouraged.</p> <p>Figure 3 – Reduction in balcony length</p>  <p>Similarly, as shown in Figure 4 balconies which were formerly wrap around balconies have now been further reduced as shown in Figure 5.</p>	

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	<p data-bbox="555 577 1129 633">Figure 4 – Former wrap around balcony design – Revision B</p>  <p data-bbox="555 1167 1038 1223">Figure 5 – Amended design with balcony reduction – Revision C</p>  <p data-bbox="555 1816 1118 1939">Based on the Panel's advice, the design of the balconies for Buildings A, B and C have been amended to provide an improved built form both spatially and visually.</p>	

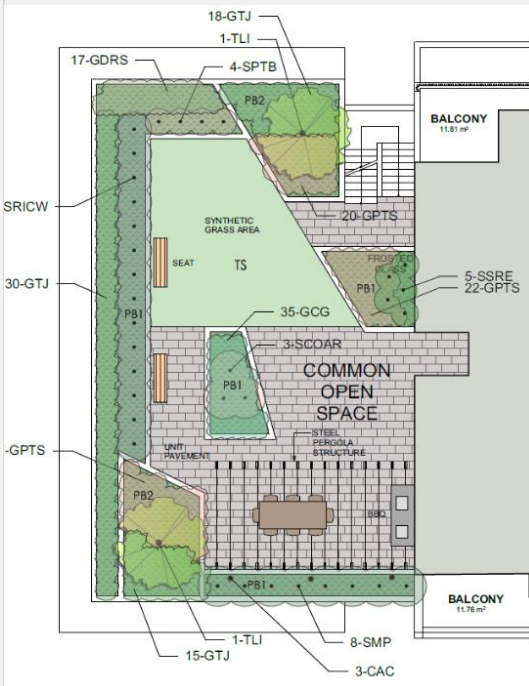
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	<p>The extent and nature of amendments to the balconies of the units in Buildings A, B and C are illustrated in the floor plans and elevations listed below:</p> <ul style="list-style-type: none"> • AP08 C – Level 1 • AP08 B -1 Level 2 and 3 • AP09 C- Level 4 • AP10 C- Level 5 • AP12 C- Elevations • AP13 C – Elevations • AP14 C – Elevations 	
<p>4.3 Density</p> <p>The panel commented that the layout and orientation of the proposal is working well.</p>	<p>No amendments are required, as the proposed layout and orientation of Buildings A, B and C is supported by the Panel and no further recommendations were made.</p>	N/A
<p>4.4 Sustainability</p> <p>Recommendation 1 -</p> <p>The panel recommends consideration of 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</p>	<p>In response to the Panel's recommendation to incorporate photovoltaic technology, the design has been amended to include solar panels to the rooftops of Buildings A, B and C as shown in Figure 6. The electricity produced will be used for the lighting of common areas including basement car parking areas.</p>	Yes

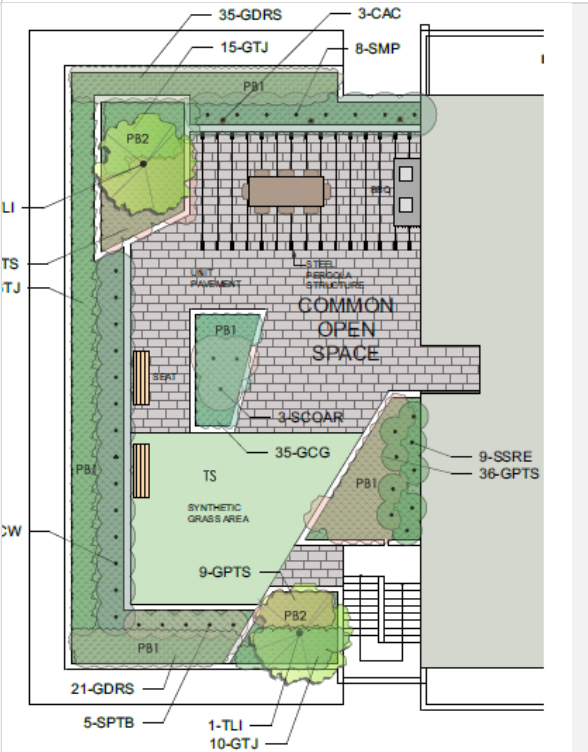
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integrating panels into the building façade and/or covered shade areas on north of building/rooftop). This can be an attractive marketing feature for the development.	<p>Figure 6 – Proposed solar panels on rooftops of Buildings A, B and C.</p> 	
<p>Recommendation 2 –</p> <p>The panel recommends implementing different treatments on each different aspect of the building façade (e.g. different treatments to the north, south, east and west building facades).</p> <p>The panel commented that the scale and layout of the building promotes good solar access.</p>	<p>Recommendation 1 of Item 4.4 Sustainability has been addressed.</p> <p>The treatment to the façades for each of the Buildings A, B and C have been amended so that each elevation (eastern, western, northern and southern) of the buildings appear different. The revised elevations are shown on accompanying plans AP12 C – AP14 C Elevations. The amended plans also include changes to the finish of the proposed metal wall cladding material to a light grey finish to the address the Panel's comments and provide differentiation in colour tones of the material used.</p>	<p>Yes</p> <p>N/A</p>
4.5 Landscape	The Panel has requested additional deep soil zones to be provided on the site, where possible.	Yes

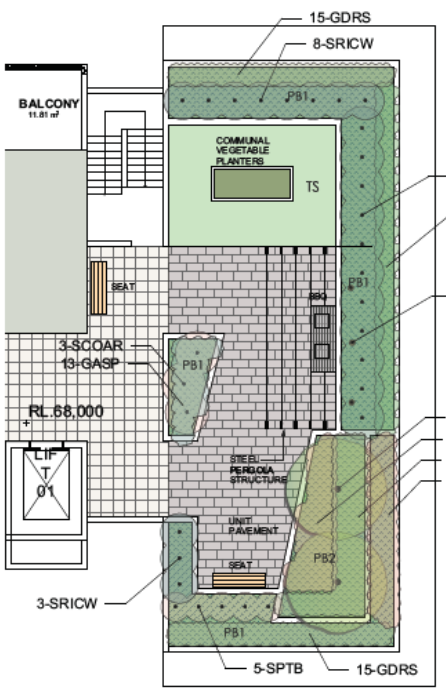
Item No.	Response	Recommendation Addressed
<p>Recommendation 1 – Deep soil zones</p> <p>The panel recommends that deep soil zones should be increased where possible to enable provision for planting of deep-rooted trees.</p>	<p>The site provides a total of 493.06sqm which equates to 11.38% of deep soil zones on the site as shown in Figure 7 . It should be noted that the proposed deep soil zone exceeds the 7% required under Section 3E of the Apartment Design Guidelines. The amended plans do not include additional deep soil zones within the site, however the landscape plans have been amended to incorporate additional tree and shrub plantings</p> <p>Figure 7 – Proposed deep soil zones</p>  <p>The design refinements have resulted in a redesign of the OSD tank which has enabled the planting of two large and two medium sized trees facing Croatia Avenue as shown in Figure 8.</p>	

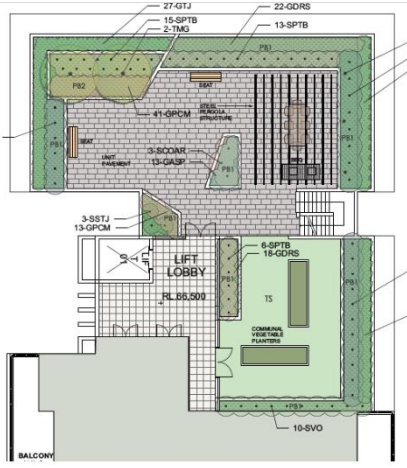
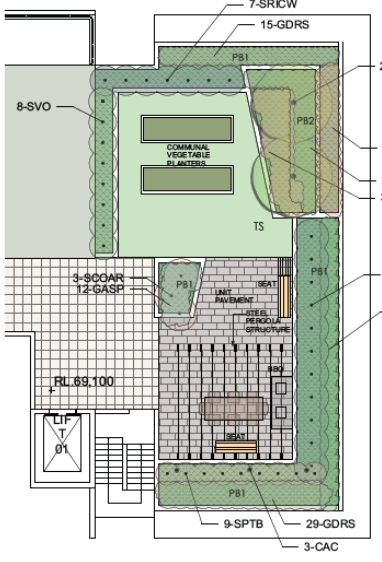
Item No.	Response	Recommendation Addressed
<p>Recommendation 2 –</p> <p>The panel recommends encouraging richness of the building through the landscape, which can be achieved through pushing the landscape</p>	<p>Figure 8 – New trees proposed south of Building B near OSD tank facing Croatia Avenue.</p>  <p>In addition to this, the amended design provides additional trees facing Costello Lane (Building B) including one large and three medium sized trees as shown in Figure 9.</p> <p>Figure 9 – Proposed trees facing Costello Lane</p> 	<p>Yes</p>


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<p>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.</p> <p>Recommendation 3</p> <p>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).</p>	<p>The amended landscape proposal provides an additional eight trees on the site and addresses recommendation 1 of Item 4.5 Landscape.</p> <p>The landscaped plan has been amended based on the recommendations of the Panel to include large trees into the design (where possible). These trees are visible from the roads and will soften the built form as shown in Figure 9 whilst providing shade to common open spaces as shown in Figure 8. The amended landscape design addresses recommendation 2.</p> <p>At the recommendation of the Panel, artificial turf has been incorporated into the communal open space areas which were proposed to have natural turf installed. The artificial turf proposed to the communal open spaces for Level 4 of Buildings C and A are shown in pictures 1 and 2 of Figure 10.</p>	<p>Yes</p>

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	<p>Figure 10 – Proposed artificial turf in communal open space areas on Level 4 of Buildings A and C (light green shading and clouded)</p>  <p>The diagram is a detailed site plan of the Level 4 communal open space of Building A. It features a central 'SYNTHETIC GRASS AREA' labeled 'TS'. Surrounding this are various planters and zones: 'P82' at the top left, 'P81' on the left and bottom left, and 'P81' and 'P82' on the right. Specific plantings are labeled with codes like '18-GTJ', '1-TLI', '4-SPTB', '17-GDRS', '20-GPTS', '5-SSRE', '22-GPTS', '35-GCG', '3-SCOR', '15-GTJ', '1-TLI', '8-SMP', and '3-CAC'. A 'SEAT' is located near the top left. A 'UNIT PAVEMENT' area is at the bottom left. A 'STEEL PERGOLA STRUCTURE' is at the bottom center. Two 'BALCONY' areas are shown on the right, with areas of 11.81 m² and 11.78 m². The central area is labeled 'COMMON OPEN SPACE'. Other labels include 'SRICW', '30-GTJ', and 'GPTS'.</p> <p>Picture 1 – Building A – Level 4 Communal Open Space</p> <p>Source: Greenland Design</p>	

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	 <p>Picture 2 – Building C – Level 4 – Communal Open Space</p> <p>Source: Greenland Design</p> <p>The communal open spaces on Level 5 of Buildings A, B and C have also revised to provide artificial turf to reduce impact to high trafficable areas as shown in Figure 11 (Pictures 1, 2 and 3).</p>	

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	<p data-bbox="564 577 1123 645">Figure 11 – Proposed artificial turf in communal open spaces.</p>  <p data-bbox="564 1379 1011 1447">Picture 1 – Building A Level 5 – TS area is proposed as artificial turf.</p> <p data-bbox="564 1451 836 1485"><i>Source: Greenland Design</i></p>	

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	 <p>Picture 2 - Building B Level 5 – TS area is proposed as artificial turf.</p> <p>Source: Greenland Design</p>  <p>Picture 3 - Building B Level 5 – TS area is proposed as artificial turf.</p> <p>Source: Greenland Design</p>	

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<p>Recommendation 4</p> <p>The panel recommends incorporating a threshold treatment to separate the road reserve and landscape area, along Costello Lane. This could include an alternative surface treatment.</p>	<p>The design amendments to incorporate artificial turf to high traffic areas such as the communal open spaces on Levels 4 and 5 of Buildings A, B and C addresses the Panel's requirements in recommendation 3 of Item 4.5 - Landscape.</p> <p>At the recommendation of the Panel, a threshold treatment has been incorporated along Costello Lane to separate the road reserve and landscape area.</p> <p>The amended landscape plan prepared by Greenland Design allows for concrete paving between the road reserve and landscape area along Costello Avenue as shown in Figure 12.</p> <p>Figure 12 – Separation of landscaping and road reserve by pathway to Costello Lane – Landscape Plans.</p> 	Yes
<p>4.6 Amenity</p> <p>NIL. Refer to comments made under the other 9 principles that relate to</p>	<p>The recommendations made by the Panel to the built form and scale have been included in the amended plans with modifications to the balcony sizes to address the visual bulk and scale</p>	Yes

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Amenity (i.e. 4.2 Built Form + Scale).	concerns and improved useability of these spaces.	
4.7 Safety Nil recommendations	The Panel supports the inclusion of traffic calming devices along Costello Lane and no further recommendations were made.	N/A
4.8 Housing Diversity and Social Interaction	The Panel raised no issue with the housing mix and areas proposed for social interaction and no further recommendations were made.	N/A
4.9 Aesthetics Recommendation 1 – The panel recommends using 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.	The material such as brick, concrete and timber will be used generally in their unfinished and unpainted state such as the Bowral Bricks identified in the materials schedule. The finishes include the use of paint to walls and balconies to allow for differentiation in material and finishes as required in Item 4.4 – Sustainability: Recommendation 2. These amendments also address recommendation 1 of Item 4.9 Aesthetics.	Yes
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	Based on the Panel's recommendations the architects have redesigned the balconies for Buildings A, B and C to provide further articulation and breaking up of the built form as discussed under Item 4.2 Built Form and Scale. The amended design provides a suitable response to the built form and scale of the development as made under recommendation 2 of Item 4.9 Aesthetics.	Yes

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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. that have views to outside).	The panel considered the opportunities to capture views to be working well for units. No further recommendations were made.	N/A

Based on the above response, I trust the architectural and landscape amendments made to the proposed development adequately address the recommendations made by the Panel as provided in the minutes of the meeting supplied by Liverpool City Council.

If you have any further questions, please don't hesitate to contact me on 8233 7678 or cbrown@urbis.com.au.

Yours sincerely,



Clare Brown
Director Planning
Encl.

Cover Page AP01 Version C prepared by MPA

Site Plan AP04 Version C Version C prepared by MPA

Basement 2 Plan AP05 Version C prepared by MPA

Basement 1 Plan AP06 Version C prepared by MPA
Ground Floor Plan AP07 Version C prepared by MPA
Level 1 Plan AP08 Version C prepared by MPA
Level 2 – 3 Plan AP08 – 1 Version B prepared by MPA
Level 4 Plan AP09 Version C prepared by MPA
Level 5 Plan AP10 Version C prepared by MPA
Roof Plan AP11 Version C prepared by MPA
Elevations Plan AP12 Version C prepared by MPA
Elevations Plan AP13 Version C prepared by MPA
Elevations Plan AP14 Version C prepared by MPA
Landscape Plan Issue C prepared by Greenland Design Landscape Architects
DEP Meeting Minutes – Liverpool City Council