

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 8 March 2021, 2:20pm – 3:10pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-130 – Liverpool – DA-33/2021 – 164 CROATIA AVENUE EDMONDSON PARK 2174 – Concept DA for a mixed use development as part of the Edmondson Park Town Centre comprising of 676 residential apartments, 2000sqm of retail floor space, a child care centre and supporting roads and infrastructure.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Wendy Waller and Peter Harle
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nabil Alaeddine, Boris Santana and George Nehme
OTHER	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

- The concept plan is being worked through with Council staff having regard to appropriate development for the locality to the north of the station. The Masterplan being developed for the adjoining Landcom site is likely to lead to increased densities.
- The main issues of design raised by the Design Excellence Panel were the articulation of the long north south buildings (suggesting that breaks are required), the overhang of the upper residential levels proposed over the ground floor retail units, and the substandard setbacks between buildings G and H (with resulting overshadowing impacts). The Panel would also be grateful for feedback as to whether the dense facades and resulting bulk (noting the overhangs) are within acceptable design tolerances.
- The location of the open space areas consolidated between the buildings has the consequence that the rest of the development is largely devoid of green. Notably, the proposed tree planting is above basement carparking which would presumably limit the potential for significant canopy. The appropriateness of that strategy will have to be thought through. The Panel would want expert opinion that adequate structural soil will be available for sufficient tree growth.
- The height exceedances which have so far not been assessed give rise to a consequential exceedance of FSR of 2:1. The consistency of the resulting built form with the zoning objectives needs to be

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considered. The interests of maintaining adequate solar access for this development and the future Landcom development will need to be considered.

- The location of the childcare centre appears to give rise to overlooking and potentially adverse impacts from the adjoining proposed towers.
- The proximity of the proposed development and the watercourse through the site will raise issues to be addressed through the integrated development process. The Panel would like to see some sophistication to the design for the utilisation of that natural feature to achieve a better sense of place and involvement of nature for this important edge of the town centre. The Panel does not want to see public spaces tacked on to these dense buildings, but rather would expect to see that the experience of pedestrians and the public when walking around these buildings and passing them from the station reflects attention to the public domain.
- Aboriginal artifacts may have been located on the site which has been raised with the developer. The statutory processes for seeking an Aboriginal Heritage Impact Permit (AHIP) may be invoked. To the extent that this development may result in the removal of cultural artifacts, advice on ways to offset any loss would be appreciated. The potential to reflect indigenous culture in the public space design might also be explored in consultation with traditional land owners.
- A solar panel strategy (with provision for battery storage) would be expected.

TENTATIVE PANEL MEETING DATE: N/A