

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday May 12th, 2022**

DEP PANEL MEMBERS PRESENT:

Kim Crestani	Chairperson	Order Architects Pty Ltd
David Moir	Panel Member	Moir Landscape Architecture
Ian Armstrong	Panel Member	Design Inc.

APPLICANT REPRESENTATIVES:

Christian Rojas	Cox Architecture
Felipe Miranda	Cox Architecture
Julia Moiso	Ethos Urban
Rory Brady	Cox Architecture
Stephen Gouge	Ethos Urban
Nicole Wilson	Arcadia
Richard Bolus	Urban Property Group
Joe Strati	Urban Property Group

OBSERVERS:

Ariz Ashraf	Convenor / Senior Urban Designer	Liverpool City Council
Brenton Toms	Panel Support Officer	Liverpool City Council
Glenn Ford	Planner	Liverpool City Council

ITEM DETAILS:

Item Number: 2

Application Reference Number: PL-4/2022

Property Address: Lot 2 McFarlane Road, Edmondson Park

Council's Planning Officer: Glenn Ford

Applicant: Urban Property Group

Proposal: Delivery of Residential Precinct Housing of the Edmondson Park Landcom Town Centre North - Sites 1-5 (Precinct 9) - including specifically Site 5 for terrace houses and residential flat buildings.

Meeting Venue: Online via MS Teams

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 PL-4/2022 at Lot 2 McFarlane Road, Edmondson Park.

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

- The Panel appreciates the overall design scheme and the amendments made to the approved master plan. The Panel supports the idea of increased permeability and the reorientation of some of the blocks. The Panel encourages the applicant to detail out the scheme further and strive for design excellence throughout the development process.

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4.2. Built Form + Scale

- The Panel notes that the townhouses are all three storeys. The streetscape perspectives indicate the negative impact of this single building form in relation to streetscape diversity, modulation and visual interest. The Panel recommends the applicant consider providing a mixture of 2 and 3 storey townhouses to address this issue.
- The Panel notes that a majority of the terrace / rowhouse product within Site 1-4 proposes roof top terraces as compared to the previous approved masterplan. The Panel raises major concerns regarding the usability and maintenance of these roof terraces once the units are handed over and subject to maintenance by the to the owners. The Panel recommends the applicant to consider providing open space at ground level to ensure usability and functionality within these dwellings. The roof terraces can be in addition to the minimum open space being provided at ground level.

- The Panel raises concern regarding the lack of deep soil provision within the terraced lots as majority of the open space is being provided at roof level. The Panel recommends the applicant to provide adequate deep soil for tree planting within the Torrens titled lots.
- The Panel appreciates the built form relationship between the tower and podium for Site 5. The Panel supports the proposed scale and proportion of the podium and tower (i.e., a two-storey podium with a six-storey tower arrangement).
- The Panel raises concerns regarding the proximity of units within the internal re-entrant corners of the towers. The Panel requires the applicant to have a closer look at the relationships between the windows and balconies in this geometry of the towers. The Panel recommends the applicant ensure that the location of windows and balconies ensure privacy for all the units.
- The Panel raises concerns regarding the re-entrant corners within the tower forms and requires the applicant to consider alternatives to resolve privacy issues.
- The Panel notes that the proposed townhouses in Site 1-4 lack diversity in their built form. The Panel requires the applicant to review the proposed built form and incorporate diversity in its architectural expression and overall massing / modulation throughout the precinct. Consider alternative typologies for the town houses to achieve the required diversity. Look at the townhouse typologies being developed at Edmondson Park Town Centre (South) by Frasers Property.

4.3. Density

- The Panel raises concern regarding the overall density being proposed on site. The Panel recommends the applicant consider reducing the density to achieve a more diverse built form for the development.

4.4. Sustainability

- The Panel requires the applicant to consider adequate sustainability initiatives as part of the design (including Photovoltaic cells, rainwater harvesting systems, etc.). Provide details of all sustainability initiatives being considered as part of the development.

4.5. Landscape

- The Panel notes that the current design proposes considerable landscaping on the podium for Site 5. The Panel requires the applicant to ensure adequate soil depth and soil volume for the landscaping being proposed on slab. The Panel requires the applicant to provide cross sections through the podium landscape to demonstrate the provision of adequate soil volume / depth for the vegetation. The applicant should also provide soil volume calculations to demonstrate that appropriate soils volumes are appropriate for the proposed tree species.
- The Panel supports the green links being proposed for Site 1-4. The Panel recommends the applicant consider innovative ways to introduce additional landscaping within the laneways (e.g., permeable paving, recessed rear lot boundaries with planting, consolidated garage entrances with alternating green strips, etc.).
- The Panel raised concern regarding the maintenance of roof top gardens within the Torrens titled town houses. It is the recommendation of the Panel that all functional (screening, softening etc) planting be incorporated into the common areas to ensure that

the responsibility of the maintenance does not fall onto individuals. The Panel recommends the applicant to consider adequate landscaping within the laneway's communal areas. The Panel recommends the applicant to consider reducing the overall density to achieve the required relief within the laneways and to accommodate communal open space.

- The panel recommends exploring opportunities to integrate storm water management (WSUD principles) with the landscape as part of the overall design to improve viability of the street tree planting.

4.6. Amenity

- The Panel requires the applicant to develop detailed solar access / solar amenity diagrams for the site.
- The Panel raises concerns regarding the privacy within the units on Site 5 which cannot be supported. In its current form. The Panel requires the applicant to review the privacy requirements within the towers.

4.7. Safety

- The Panel requires the applicant to ensure general safety and security for the residents. Incorporate CPTED principles as part of the overall design.

4.8. Housing Diversity + Social Interaction

- The Panel supports the overall diversity being proposed as part of the development.

4.9. Aesthetics

- The Panel requires the applicant to incorporate diversity and modulation within the overall architectural expression.

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. Respond to recommendations made by the panel, then the plans are to be reviewed/approved by Council.