

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING  
Thursday the 9<sup>TH</sup> of March 2023**

**DEP PANEL MEMBERS PRESENT:**

Kim Crestani	Chairperson	Order Architects Pty Ltd
Garth Paterson	Panel Member	Paterson Design Studio
Alexander Koll	Panel Member	Mako Architecture

**APPLICANT REPRESENTATIVES:**

Chris Georgas	Urban Property Group
Felipe Miranda	Cox Architecture
Julia Moiso	Ethos Urban
Nicole Wilson	Arcadia
Stephen Gouge	Ethos Urban
Patrick Elias	Urban Property Group
Richard Boulos	Urban Property Group
Joe Strati	Urban Property Group

**OBSERVERS:**

Amanda Merchant	Panel Support Officer	Liverpool City Council
Ariz Ashraf	Convenor / Acting Coordinator City Design	Liverpool City Council
Nabil Alaeddine	Principal Planner	Liverpool City Council

## ITEM DETAILS:

**Item Number:** 3

**Application Reference Number:** DA-855/2022

**Property Address:** Lot 3 Faulkner Way, Edmondson Park NSW 2174

**Council's Planning Officer:** Nabil Alaeddine

**Applicant:** UPG Edmondson Parkland Pty Ltd

**Proposal:** Construction of 2 residential flat buildings, each containing a podium and 2 towers, comprising 40 terrace houses within the podiums and 226 apartment style units within the towers configured as follows:

- 37 x 1-bedroom dwellings;
- 154 x 2-bedroom dwellings;
- 65 x 3-bedroom dwellings; and
- 9 x 4 bed dwellings
- 1 x 5 bedroom

Car parking for 398 vehicles, including 27 accessible spaces and 1 loading dock with turntable across 1 x basement level per podium and sleeve parking within each podium itself.

- 20 motorcycle spaces and 266 bicycle parking spaces. Landscaping and public domain improvements to the site, podiums, and interface with Maxwells Creek Riparian Corridor.
- Provision of utilities and services.

The application is identified as Nominated Integrated Development under the Water Management Act 2000 requiring approval from DPI Water

**Meeting Venue:** Microsoft Teams Meeting

## 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 occur, 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-855/2022 - Lot 3 Faulkner Way, Edmondson Park NSW 2174

## 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 believe that the APZ setback should be provided as a public street, and that its width and geometry should be a direct continuation of the existing crescent street north of Buchan Ave. Furthermore it is the belief of The Panel that the crescent street should connect with the planned public street at the southern end of the site along the railway that in-turn connects to the approved street provided by the school.
- The Panel notes that the proposed development is in close proximity to the rail corridor (i.e., along the southern boundary). The Panel recommends that the applicant reconsider the interface with the rail corridor and demonstrate compliance / design excellence along the southern frontage. The applicant should consider a wider setback with public access along the rail corridor that connects to the road along the school boundary. The Panel would encourage the applicant to consider an alternative approach for building height along the southern boundary that enables a better interface.
- The Panel notes that the public domain interface along the railway line would be a critical aspect for this development. The Panel recommends the applicant to provide a public access along the rail corridor and seek concurrence from TfNSW in terms of setback requirements. Prepare details regarding the quality of public domain being proposed along the southern boundary.
- The Panel requires the applicant to ensure that all terraces and ground floor units have legibility and should address the street particularly from the green space/ preferred street along APZ. The Panel requires the applicant to prepare a detailed

signage and wayfinding strategy with consideration given to the location for mailboxes and deliveries.

## 4.2. Built Form + Scale

- The Panel appreciates the high quality of documentation provided and commends the calibre of the developer and architects. The Panel recommends if additional architects within the existing team could review, for example the materiality, in order to reduce homogeneity and increase diversity within the towers.
- The Panel raises concern regarding the re-entrant corners for Building B and Building C. Consider improving the corner layout for Building C and redesign the re-entrant corner for Building B. The proposed splay windows for Building B are negatively impacting the amenity of the bedrooms. Consider adjusting the articulation for Building B along the lightwell and review the width of windows being provided for these units.
- The Panel notes that several study spaces do not have windows. It is recommended that these study spaces are repositioned to provide external windows for an improved amenity / compliance with ADG. For other study spaces that are positioned too deep within the plan that cannot be repositioned with an external window, the Panel recommends that any enclosing walls and/or doors be removed and fixed joinery be added to remove conflict with the ADG habitable room controls.
- Detailed interface sections need to be prepared to demonstrate privacy for the bedrooms facing the street (especially along Buchan Ave).
- The Panel recommends that the applicant reconsiders the design of the ground floor bedrooms to improve its privacy / amenity, noting the noise concerns along Buchan Ave. The Panel notes that a provision of small corner shops along the interface with the school would be well suited to this space.
- The Panel recommends that the proposed fence between the site and Maxwells Creek be removed, noting that a public space / access road has already been removed and pedestrians (particularly school students) would likely use this link to walk to school.

## 4.3. Density

- The proposed density can be supported to successful incorporation of the comments raised as part of these minutes.

## 4.4. Sustainability

- The Panel requires the applicant to consider WSUD initiatives as part of the proposal. Demonstrate the utilisation of water that will be accumulated on site and stored within the water tanks along the service road.
- The Panel recommends the applicant to consider additional sustainability initiatives (e.g., Photovoltaic (PV) panels, ceiling fans for habitable areas, double glazing for windows facing the street / rail corridor, etc.)

## 4.5. Landscape

- The Panel requires the applicant to provide an accessible toilet for the communal areas at podium level.

- The APZ zone needs to be designed and represented in context of the riparian corridor. Provide more uses as part of the Communal Open Space (COS) within the riparian zone. Consider embellishment to the adjoining riparian corridor as part of this DA set. Provide details of the interface with Maxwells creek including detailed sections of batter treatments, canopy trees and other built elements in this public realm. Consider removing the fence and/or provide gated access to Maxwell's creek. Consider more uses in this space such as interactive exercise equipment and a continuous pedestrian pathway / shared pathway that links the greater linear open space network in the precinct.
- It is the opinion of the Panel that the APZ / riparian zone should be accessible to the general public and not privatised through fencing and gates.
- The Panel recommend this zone be redesigned as an important human and ecological asset.
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#### **4.6. Amenity**

- The Panel notes that the applicant has prepared a solar analysis diagram, however, the Panel requires the applicant to prepare detailed sun-eye diagrams (at multiple intervals, and at a minimum 1-hour intervals between 09:00 – 15:00 for the Winter Solstice) to demonstrate compliance with solar requirements as per SEPP 65 ADG.
- The Panel questioned the public realm for the southern and northern building, on the podium level landscapes, and whether these are communal spaces. The Panel recommends that additional amenities be provided for the northern and southern building podium level communal spaces, to extend their use.
- The Panel raises concerns regarding poor lighting/ventilation along the garden walk. The Panel requires the applicant to prepare additional cross sections to demonstrate the amenity for these spaces and recommends improving the overall wayfinding to alleviate some of these concerns.

#### **4.7. Safety**

- The Panel requires the applicant to consider CPTED principles throughout the design of the precinct. Demonstrate all the safety and security provisions being considered as part of the development.

#### **4.8. Housing Diversity + Social Interaction**

- The Panel notes that the plans include 3-bedroom, 4-bedroom and 5-bedroom apartments and supports the diversity of housing options.

#### **4.9. Aesthetics**

- The Panel notes that the applicant is proposing face bricks for the podium façade. The Panel requires the applicant to ensure that the proposed materiality / aesthetics (i.e., brick façade for podium) is delivered as part of the project.
- The Panel requires the applicant to indicate the location for AC Condensers and ensure that they are screened.

## **5.0 OUTCOME**

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

The proposal is not supported by the DEP and must return to the panel, with all feedback incorporated or addressed.