

MINUTES OF DESIGN EXCELLENCE PANEL MEETING

Thursday, 11 April 2024

DEP PANEL MEMBERS PRESENT:

Shaun Carter	Chairperson	Carter Williamson Architects
Michael Mandl	Panel Member	Mandl Consults Pty Ltd
Matthew Taylor	Panel Member	Taylor Brammer

APPLICANT REPRESENTATIVES:

Richard Boulus	Development Manager	Urban Property Group
George Massoud	Position	Urban Property Group
Patrick Elias	CEO	Urban Property Group
Chris Ferreira	Head of Planning	Urban Property Group
Stephen Gouge	Planner	Ethos Urban
Tom Pinyon	City Designer	Cox
Ramin Jahromi	Project Director	Cox
Vicente Castro	Senior Associate	Cox
Jessica Braird	Arch. Graduate	Cox
Andrea Banaag	Associate	Arcadia Landscape

OBSERVERS:

Amanda Merchant	Panel Support Officer	Liverpool City Council
Melissa Riley	Convenor/Senior Urban Design Advisor	Liverpool City Council
Di Wu	Senior Urban Design Advisor	Liverpool City Council
Nabil Alaeddine	Principal Planner	Liverpool City Council
Ben Paterson	Senior Planning Officer	Liverpool City Council

ITEM DETAILS:

Item Number: 2

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:

Previous DEP Recommendations (DEP Meeting held on 9 March 2023 for DA-855/2022)	Latest DEP Recommendations (DEP Meeting held on 11 April 2024)
<p>4.1. Context</p> <p>a) <i>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.</i></p> <p>b) <i>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</i></p>	<p>4.1. Context</p> <p>a) The Panel supports the removal of the gates to the APZ zone and service road, turning this area into a publicly accessible street. The continuation of the service road along the rail corridor and connecting to Faulkner Way adjacent to the school is supported.</p> <p>b) The Panel commends the increased setback along the railway corridor and continuation of the service road to Faulkner Way. The high-quality public domain and pedestrian footpath is positive, however improved landscaping, trees and deep soil provision is needed to achieve design excellence as detailed in the following point.</p>

<p>Previous DEP Recommendations</p> <p><i>(DEP Meeting held on 9 March 2023 for DA-855/2022)</i></p>	<p>Latest DEP Recommendations</p> <p><i>(DEP Meeting held on 11 April 2024)</i></p>
<p><i>boundary. The Panel would encourage the applicant to consider an alternative approach for building height along the southern boundary that enables a better interface.</i></p> <p>c) <i>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.</i></p> <p>d) <i>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.</i></p>	<p>The next iteration should demonstrate the resolution of the two-storey podium treatment to the east with the southern façade along the rail corridor. The Panel notes that an alternative approach to the building height was requested at the previous meeting.</p> <p>c) The applicant has provided public access along the rail corridor and high-quality public domain design in response to the previous DEP recommendation, however there is minimal deep soil within the site boundary resulting in little opportunity for substantial vegetation growth. Large trees and generous landscaping will complement the built form, improve bulk and scale and the transition to the railway corridor interface. The Panel recommends the basement footprint be adjusted to incorporate larger volumes of deep soil, landscaping and several large 'street-tree' type trees introduced. This may result in the loss of several car spaces however adds significant amenity, sustainability and value to the long-term success of the development.</p> <p>d) It is noted the wayfinding, signage and mailboxes strategy are to be provided in the DA package.</p> <p>NB: The access to the APZ from the townhouses should be further illustrated to demonstrate that the proposed stairs are workable, particularly Buildings D & C.</p> <p>e) Further to point c) above, the quantum of deep soil throughout the entire site is inadequate, particularly along the boundary edges. The development is relying on the street trees outside the site only for substantial landscaping and tree canopy in the frontages which is unacceptable for the character of Edmondson Park. The Panel strongly recommends the applicant seek opportunities along each interface to</p>

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	<p>increase deep soil volume, incorporate large trees, facilitate foliage to be able to grow to substantial volumes and trees to mature heights. For example, introducing regularly spaced and informally placed street trees within the site boundary along Faulkner Avenue and Buchan St would significantly improve the street elevation, and assist in reducing the urban heat island effect.</p>
<p>4.2. Built Form + Scale</p> <p>a) <i>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.</i></p> <p>b) <i>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.</i></p> <p>c) <i>The Panel notes that several study spaces do not have windows. It is recommended</i></p>	<p>4.2. Built Form + Scale</p> <p>a) The Panel appreciates the comprehensive presentation and quality material clearly conveying the scheme's development and how the previous DEP comments have been addressed. The design has progressed positively, with more refinement and design resolution. The façade approach has significantly improved, incorporating greater variety and diversity while maintaining key design concepts. The new perspectives presented at the meeting improve the understanding of the "form diversity" diagrams provided in the submission to the Panel prior to the DEP meeting. The presentation package needs to be updated with these perspectives.</p> <p>b) The Panel is supportive of the improvements to the unit layouts to address the re-entrant corners. The proposed solution to the re-entrant windows of Building B would be more acceptable if the void were wider, which could be achieved by changing the two-bed unit to a one-bed unit. The revised scheme drawings for typical floors issued to the DEP on 10/04/2024, do not show the amendment correctly on the level 2 plan. All plans need to be updated.</p> <p>c) The improvements to the studies including fixed joinery and removal of doors and wall</p>

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<p><i>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.</i></p> <p>d) <i>Detailed interface sections need to be prepared to demonstrate privacy for the bedrooms facing the street (especially along Buchan Ave).</i></p> <p>e) <i>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</i></p>	<p>nibs where appropriate is supported. The Panel notes no studies have been repositioned to gain external windows. The applicant is encouraged to investigate opportunities to reposition some of the studies to improve amenity and ADG compliance.</p> <p>d) The Panel appreciates several quality interface sections for the various different conditions throughout the development were provided; however privacy, safety and amenity concerns are evident such as eyelines from each side of the interfaces at similar level. Interface Solutions Scenario B, C, D, E are not acceptable and demonstrate a lack of privacy. The detailed interface section of Buchan Avenue provided illustrates a 1m level change, improving privacy for the bedrooms facing the street. The applicant is recommended to incorporate measures to improve defensibility and privacy, while still maintaining an appropriate level of sociability, through solid elements, balustrade design, layered vegetation and planter boxes. The applicant should similarly review all interface sections and depending on location apply suitable treatments to achieve an appropriate balance of privacy, defensibility and sociability. In areas with matching eyelines, the floor levels of the townhouses should be interrogated, to seek a more appropriate level change to address eyeline levels.</p> <p>e) The Panel supports the incorporation of the small corner retail shop. It is noted the ground floor apartments have not been redesigned to avoid bedrooms on Buchan Avenue, however some of the amenity issues can be addressed in response to item d) above. The removal and relocation</p>

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<p><i>the school would be well suited to this space.</i></p> <p>f) <i>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.</i></p>	<p>of some windows to the bedrooms on Buchan Avenue is an improvement to address noise concerns.</p> <p>f) The applicant noted the fence between the development and Maxwell Creek is to remain until the creek is revitalised, and the removal of the fence is subject to Council approval. The Panel reiterates the opportunity this development presents to interact and enjoy the adjacent creek corridor and bushland, and strongly encourages the removal of the fence is pursued in the future.</p>
<p>4.3. Density</p> <p>a) <i>The proposed density can be supported to successful incorporation of the comments raised as part of these minutes.</i></p>	<p>4.3. Density</p> <p>a) NIL</p>
<p>4.4. Sustainability</p> <p>a) <i>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.</i></p> <p>b) <i>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.)</i></p>	<p>4.4. Sustainability</p> <p>a) The Panel note WSUD initiatives and water tanks to be demonstrated as part of the DA submission.</p> <p>b) The provision of PV solar panels is supported. Additional sustainability initiatives such as ceiling fans and double glazing for windows as mentioned in the previous minutes still apply and are to be demonstrated in the DA submission.</p>
<p>4.5. Landscape</p> <p>a) <i>The Panel requires the applicant to provide an accessible toilet for the communal areas at podium level.</i></p>	<p>4.5. Landscape</p> <p>a) The introduction of the accessible amenities in the podium communal areas is supported. The Panel notes that the community spaces on the podium do not appear to have adequate soil depth and spread shown in the sections, to support the</p>

<p>Previous DEP Recommendations</p> <p><i>(DEP Meeting held on 9 March 2023 for DA-855/2022)</i></p>	<p>Latest DEP Recommendations</p> <p><i>(DEP Meeting held on 11 April 2024)</i></p>
<p>b) <i>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.</i></p> <p>c) <i>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.</i></p> <p>d) <i>The Panel recommend this zone be redesigned as an important human and ecological asset.</i></p>	<p>proposed landscape. More detailed clarification is required.</p> <p>b) The Panel appreciates the drawings updated to illustrate greater surrounding context, public domain and interface with Maxwell Creek. The Communal Open Space landscape redesign demonstrates improvements and greater variety of types and quality of space proposed. The Panel acknowledges this is an APZ therefore subject to stringent bushfire requirements. However, the area is a substantial deep soil zone, at a critical and high value interface to the Maxwell Creek bushland, and the amount of vegetation and trees proposed is inadequate for the context. The applicant is encouraged to seek innovative solutions for a bushfire context to enable incorporation of more landscaping and substantial trees able to reach significant mature height.</p> <p>There are appropriate guidelines for APZs in the delivery of landscaped areas. These include non-continuous tree canopies and no planting under the tree canopies. Reference is to be made to the design of the adjacent Maxwell Creek bushland so that there is an integration of design ethos between the subject site and Maxwell Creek. This will then facilitate and inform the landscape design on the site, with a focus on the Maxwell Creek frontage.</p> <p>c) The Panel acknowledges this recommendation has been addressed.</p> <p>d) The Panel recommends greater landscaping and trees be incorporated as described in further detail in recommendation b) above.</p> <p>e) The central accessway between Buildings B and C needs to be more clearly expressed</p>

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	<p>as public space with CPTED guidelines incorporated.</p>
<p>4.6. Amenity</p> <p>a) <i>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.</i></p> <p>b) <i>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 adding additional amenities be provided for the northern and southern building podium level communal spaces, to extend their use.</i></p> <p>c) <i>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.</i></p>	<p>4.6. Amenity</p> <p>a) The Panel appreciates the applicant providing sun-eye diagrams demonstrating solar access compliance and will leave the detailed assessment of compliance to Council's Assessment Officer.</p> <p>b) The Panel acknowledges additional amenities have been introduced to the podium communal spaces. Detailed sections are required, illustrating the resolution of the privacy interface issues of the podium communal spaces with the podium level apartments.</p> <p>c) The Panel notes the importance of the garden walk in bringing light and amenity into the development, good building separation and is supportive of the proposed lighting shown. The interface sections however illustrate similar eyelines, privacy and security issues.</p> <p>The applicant should review the design along the private and public domain interfaces, and provide updated sections demonstrating appropriate translucency, solidarity, landscape layering and levels to achieve a more appropriate sense of defensibility and security while also maintaining passive surveillance and social interaction.</p> <p>The Panel raise concerns of cross viewing issues between apartments directly facing each other. It is noted these are ADG</p>

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	<p>compliant, however the applicant should investigate solutions to mitigate privacy issues, such as offsetting windows and privacy screens. The applicant is commended for increasing the building separation to 18m throughout the development since the original submission. The Panel notes that the separation between Building A and B is 12m. The ADG requires a separation of 18m for habitable room to habitable room separation. The applicant should investigate solutions to mitigate privacy issues, such as further offsetting windows, privacy screens, and or other devices, whilst still maintaining good amenity to the rooms affected.</p> <p>d) The townhouses have a compromised entry and arrival experience. The entries from the street will be through a sliding door likely to be considered a back entry, whereas the front door to the townhouses is more likely from the car park side from a sometimes long closed corridor, without daylight. The Panel recommends the applicant improve the entry experience and amenity, and investigate methods to introduce daylight to the corridors. Building B needs more corridor daylighting near the lift area.</p>
<p>4.7. Safety</p> <p>a) <i>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.</i></p>	<p>4.7. Safety</p> <p>a) The Panel acknowledges the lighting proposed through the garden walk however recommends the applicant provide more supporting information on how CPTED principles have been addressed throughout the entire development, in order to address this recommendation.</p> <p>The methods of illumination of the public realm need to demonstrate the relevant CPTED principles, the proposed treatment of the walkway does not adequately</p>

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	<p>illustrate how safety is achieved. The treatment of the APZ, Buchan Avenue, Faulkner Way, the southern railway corridor shared zone and the Link Street to the east, all require different treatments. Lighting is one aspect of the CPTED principles, others include incidental supervision, overlooking of the public realm by residences, vision of the destination prior to entering a public space etc. This item has not been adequately addressed to date.</p>
<p>4.8. Housing Diversity + Social Interaction</p> <p>a) <i>The Panel notes that the plans include 3-bedroom, 4-bedroom and 5-bedroom apartments and supports the diversity of housing options.</i></p>	<p>4.8. Housing Diversity + Social Interaction</p> <p>a) NIL</p>
<p>4.9. Aesthetics</p> <p>a) <i>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.</i></p> <p>b) <i>The Panel requires the applicant to indicate the location for AC Condensers and ensure that they are screened.</i></p>	<p>4.9. Aesthetics</p> <p>a) The previous recommendation still applies and the applicant is to ensure the updated façade approach, diversity and materiality presented is captured in the DA submission and retained.</p> <p>b) The provision of AC condenser units on the balconies is a poor outcome for this development and sets a poor standard for the Edmondson Park area. Locations on balconies are visually obtrusive, compromises ventilation to the apartments and comfort on the balconies. The applicant is encouraged to seek a more efficient, sustainable, innovative and attractive solution to the location of AC condenser units.</p>

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	<p>c) The Northern car park entry opening is significantly over scaled and dominates the elevation. The Panel encourages the applicant to improve façade resolution and mitigate the visual impact of the entry. In addition, the entries to the apartment lobbies by contrast, appear insignificant in the elevations so far. The apartment lobby entries should have more presence on the streetscape than currently demonstrated.</p> <p>d) The Panel commends the design team for exemplar integration of services and loading in the development strategically avoiding prime frontages.</p>
<p>5.0 OUTCOME</p> <p><i>The panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:</i></p> <p><i>The proposal is not supported by the DEP and must return to the panel, with all feedback incorporated or addressed.</i></p>	<p>5.0 OUTCOME</p> <p>Refer to below.</p>

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.