

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday the 8th of February 2024**

DEP PANEL MEMBERS PRESENT:

Lee Hillam	Chairperson	DunnHillam Architects
David Moir	Panel Member	Moir Landscape Architecture
Ian Armstrong	Panel Member	Design Inc

APPLICANT REPRESENTATIVES:

Richard Boulus	Development Manager	Urban Property Group
Patrick Elias	Chief Executive Officer	Urban Property Group
George Massoud	Design Director	Urban Property Group
Stephen Gouge	Planner	Ethos Urban
Julia Moiso	Planner	Ethos Urban
Matthew Bolton	Architect	Cox
Rory Brady	Architect	Cox
Adam Hunter	Landscape Architect	EP NSW
Tanya Towell	Landscape Architect	EP NSW

OBSERVERS:

Amanda Merchant	Panel Support Officer	Liverpool City Council
Joshua Walters	Convenor/Acting Senior Urban Designer	Liverpool City Council
Nabil Alaeddine	Principal Planner	Liverpool City Council

ITEM DETAILS:

Item Number: 4

Application Reference Number: DA-1245/2022 – Second DEP meeting

Property Address: Lot 101 Buchan Avenue, Edmondson Park NSW 2174

Council's Planning Officer: Nabil Alaeddine

Applicant: UPG Edmondson Parkland Pty Ltd

Proposal: Construction of a multi-dwelling housing development including 178 townhouses & associated landscaping across 3 sites:

Construction of 43 residential townhouses at Site 1, including:

- 32x 4-bedroom townhouses.
- 11x 3-bedroom townhouses.

Construction of 63 residential townhouses at Site 2, including:

- 33x 4-bedroom townhouses.
- 30x 3-bedroom townhouses.

Construction of 72 residential townhouses at Site 3, including:

- 40x 4-bedroom townhouses.
- 32x 3-bedroom townhouses

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

The proposal is identified as Integrated Development requiring approval from the NSW Rural Fire Service under the Rural Fires Act 1997.

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-1245/2022, Lot 101 Buchan Avenue, 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)	Latest DEP Recommendations (DEP Meeting held on 8 February 2024)
<p>4.1. Context</p> <ul style="list-style-type: none"> a. <i>The Panel appreciates the high quality of documentation provided as part of the presentation and commends the calibre of the developer and architects. The Panel encourages the applicant to strive for design excellence for this development.</i> b. <i>The Panel requires the applicant to judiciously review the bin collection and fire truck access requirements. The Panel acknowledges that the current width of the laneways is governed by Council's servicing requirement of garbage trucks, however, the Panel recommends creating a consolidated space towards the ends of terraced blocks for bin pickup, as was demonstrated in the drawings for DA-1090/2022.</i> c. <i>The Panel also encourage council's internal waste servicing team to consider the approach of consolidating bin storage.</i> d. <i>The Panel emphasizes that additional space for sustainable landscape works can be achieved by decoupling the bins and the fire truck movement with the laneways. This would also alleviate the separation and privacy issues between bedrooms across the laneways, whereby additional canopy coverage can help achieve screening (see image below for reference – centralised collection points marked in red circles). These collections points should be screened to preserve visual amenity along the street.</i> e. <i>The Panel requires the applicant to extend / align the width of Access Road 02, 03 and 04 across to Bezentin Ridge Road and Buchan Ave with the terraced blocks (see image above – marked in blue). This would achieve a wider visual connection across the two streets and can be used as communal spaces / pocket parks as part of the development. The Panel acknowledges that the applicant raised issues with</i> 	<p>4.1. Context</p> <ul style="list-style-type: none"> a. The Panel commends the applicant's diligence in the quality of the report and presentation, including efforts to methodically present to each item raised in the previous DEP minutes. However, a full architectural package was not received prior to the meeting, making it difficult to understand the proposed changes to the design. Typically, the Liverpool Design Excellence Panel will not proceed without adequate documentation being submitted to Council prior. b. A significant portion of the material presented by the applicant was relating to waste management, however, it did not achieve the primary aim of the waste collection re-organisation which intended to improve the landscaping in the lanes. This item is considered unresolved by the Panel. c. The applicant raised concerns regarding the steep gradients and excessive travel distances created by relocating the waste collection areas. The Panel agreed the distances where not appropriate for some of the terraces, however, relocating to other surrounding streets in much closer proximity to several of the terraces had not been considered. The applicant is to explore other primary access roads around the site such as Buchan Avenue. This item is considered unresolved by the Panel. d. The Panel reiterates the request of the previous DEP, for vegetation and canopy trees to be provided in the laneways to mitigate the heat island effect and improve the privacy of the adjoining habitable spaces. The Panel acknowledges that the current laneway width, number of garage doors and zero

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<p>stormwater drainage in these areas and the widening of these connections, however that was not fully understood from the explanation given in the meeting, and it was questioned how substations could be located in areas affected by overland flow.</p> <p>f. The Panel recommends the applicant to consider renaming the access roads as regular streets.</p>	<p>lot line placement makes this difficult, however, expects that further adjustments to be made. This item is considered unresolved by the Panel.</p> <p>e. The applicant addressed the Panel's request in the previous DEP to increase the width of the pedestrian links to Buchan Avenue from 6.75m to 8.4m. However, the pedestrian link to Bezentin Ridge Road was unrevised. This was justified through the noting of the recently approved 4.95m wide pedestrian links through the Ed Square terraces. Given that there is very little public or private open space in this development the Panel believes this extra width is important to the overall success of the precinct. This item is considered unresolved by the Panel.</p> <p>f. No comment.</p> <p>g. The Panel acknowledges the challenges presented by the approved Concept Plan. The Panel is concerned that the proposed laneways within this development will be unbearably hot and will generate ambient heat within the wider precinct. What little landscape is shown will likely struggle to survive in this environment. In this regard, the applicant needs to incorporate strategies to ensure this development is liveable and sustainable in the long term and prevent design issues that will have greater consequences in the future.</p>
<p>4.2. Built Form + Scale</p> <p>a. The Panel recommends the applicant to consider future provision of vertical circulation for these terraces. Provide a future location to install lifts within these terraces to enable ageing in place.</p> <p>b. The Panel requires the applicant to ensure that the internal dimension for the terraces (i.e., clear distance</p>	<p>4.2. Built Form + Scale</p> <p>a. The applicant has revised terraces type K and O to have the provision for lift installation in future. The applicant advised it was deemed only worthwhile including lift provisions for terraces with on grade access to entries, which limited the number of terraces. While the revisions to type K and O are</p>

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<p><i>between inner face of two parti-walls) are a minimum 4m wide.</i></p> <p>c. <i>The Panel requires the applicant to prepare a detailed signage and wayfinding strategy for the site.</i></p>	<p>supported, the rationale of not including lift provisions within others is not. A resident having to walk up 2-3 stairs only when entering/leaving is manageable, whereas walking up 3 flights of stairs internally and throughout the day is not. The applicant should create provision for future lift installation in more terraces. The Panel notes that there are other projects where this has been highly sought after in the market and added value to the terraces. This item is considered unresolved by the Panel.</p> <p>b. The applicant confirmed all terraces will have at least 4m internal clear width between the inner face of parti-walls.</p> <p>c. The applicant advised that they are preparing a detailed wayfinding and signage strategy for the precinct and will provide this to Liverpool City Council for endorsement as part of a condition of consent. The signage and wayfinding strategy will consider Council's Naming Convention Policy for street naming and numbering as well as the provisions for signage and safety in the Edmonson Park South DCP 2021. This is noted by the Panel.</p>
<p>4.3. Density</p> <p>a. <i>Whilst the Panel accepts the density, it notes that the project would benefit if a few terraces were removed as noted above.</i></p>	<p>4.3. Density</p> <p>a. The applicant made no change to the number of terraces proposed since the previous DEP and provided justification for the density including reference to the original Concept Plan and how the target yield has been applied proportionately to the development. In this regard, the Applicant needs to assure the Panel that the density proposed will provide good amenity and sustainability for the long term. However, The minimal quantity of public or private open space proposed would indicate to the Panel, that the density proposed is not viable.</p> <p>b. The applicant provided further information demonstrating the different terrace typologies and variation in</p>

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	<p>massing, modulation and façade approach as the method in which the development is mitigating the effects of the density. It was noted, only a small portion of terraces are 2 storey, and the rest 3 storey. The Panel seeks clarity on how the 2 and 3 storey terraces are distributed throughout the site and how these 2 storey terraces are placed to provide or improve public amenity.</p>
<p>4.4. Sustainability</p> <ul style="list-style-type: none"> a. The Panel requires the applicant to consider WSUD initiatives as part of the proposal. b. 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, etc.). The applicant should provide PV Panels for all terraces. c. The Panel recommends the applicant to explore the possibility of incorporating a community battery site. 	<p>4.4. Sustainability</p> <ul style="list-style-type: none"> a. The applicant provided further information on WSUD initiatives including for the garden areas in the lane and throughout the southern area of site. In this regard, the Panel raised concerns for the significant ratio of road that results from this typology and the minimal comparable zone allocated for WSUD, which diminishes its overall success. The Panel advises it is paramount that these strategies are still incorporated, however, it must be noted for similar future developments that strategic planning is needed early on to ensure there is capacity for meaningful WSUD strategies to be incorporated. b. The applicant advised that PV panels could not be provided due to the height limit. However, the Panel questions this justification and suggests that the PV panels have not been provided because the roof top terraces are the primary POS that are provided for the dwellings. This item is considered unresolved by the Panel. c. The applicant informed the Panel of the decision to not incorporate a community battery on the site as it will encourage private vehicle trip generation in an area that benefits from walkable proximity to the town centre and amenities. The Panel does not consider this response to be satisfactory, however the Panel accepts that a community battery may not be viable in this case.
4.5. Landscape	4.5. Landscape

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<p>a. The Panel notes that the proposed laneways are devoid of important canopy tree cover with the current configuration. The Panel recommends exploring alternative configurations such as having one -way streets to achieve more space for viable landscape / canopy tree cover opportunities.</p> <p>b. The Panel estimate that at least 50% of the roads/laneways in this DA have no tree canopy cover, this is unacceptable in a new development proposal.</p> <p>c. Consider a consolidated area for bin pickup to resolve the extent of landscape works being provided within the laneways. A central collection point in a community title arrangement would be an exemplar and create an overall better impression when combined with tree planting in the lanes. Consider locating the bins along the major streets for terraces (as marked in the sketch above).</p> <p>d. The Panel requires the applicant to create a heat map of this project to understand the effect of urban heat island that will be witnessed by this development.</p> <p>e. The Panel reiterates that tree canopy planting in the lanes will ameliorate the privacy issues within the laneways.</p> <p>f. The Panel note that the proposed street trees in the central North – South internal street should have a greater street tree canopy potentially achieved by clustering more trees in the verge zones.</p> <p>g. The Panel notes that a greater soil volume (i.e., a contiguous extent of soil that links together under roads or across pavements) would be required to achieve a good level of tree growth and canopy cover within the precinct. The Panel suggests the applicant to explore technological solutions that may be required to achieve 40% canopy cover target.</p>	<p>a. The applicant provided justification for the absence of changes to the proposal, to address the Panel's previous recommendations regarding the laneways and tree canopy, concluding this would result in a poorer design outcome. The Panel does not agree. This item is considered unresolved by the Panel.</p> <p>b. The Panel reiterates that the heat in the laneways is going to be significant. While the applicant noted there will be significant shading from the 3-storey terraces, the Panel notes that this is a misunderstanding of the effects of reflective heat from the building facades. It may be that there is restricted time where the sun is directly hitting the ground however in the north-south oriented laneways there will be constant heat gain from the glass and cladding of the buildings reflecting heat into the space. It is the Panels view that the Applicant must do more to mitigate the heat in these laneways. The applicant expressed that trees were unable to be introduced close to driveways to comply with Council's line of sight requirements adjacent to driveways. However, the Panel does not support this interpretation and advises the applicant to liaise with Council to find a solution for this issue. For example, an allocation of more space for planting, tree placement or suitable species that still meets Council's requirements while enabling trees to be planted should be explored. This item is considered unresolved by the Panel. It is noted that, the Applicant has shown significant trees in the streets to the front of the terraces, however the Panel does not believe these trees have the space to thrive and provide the 50% canopy that is required. This item is considered unresolved by the Panel.</p> <p>c. Bin pick up has been discussed previously.</p> <p>d. No heat map was produced. This item is</p>

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	<p>considered unresolved by the Panel.</p> <ul style="list-style-type: none"> e. Tree canopy as a way of providing some privacy was discussed previously. f. The Panel suggests the Applicant explore nominating certain sections of the laneways and rooftop terraces where tree canopies can grow over and join, creating connected canopy cover and shading for the rooftops. Other elements to contribute to cooling the streets should be explored, including water misters along pathways to provide relief on warm days and reduce the heat impacts on planting. g. The Panel is supportive of all green zones shown on the plans being deep soil.
<p>4.6. Amenity</p> <ul style="list-style-type: none"> a. <i>The Panel recommends the applicant to provide adequate shade and amenity for the roof top level. Provide a pergola / trellis with seating, power points and access to water for the rooftops. The Panel recommends the applicant to provision these rooftop elements as part of a community title easement to discourage alterations in future.</i> 	<p>4.6. Amenity</p> <ul style="list-style-type: none"> a. The applicant advised rooftop shading has not been introduced due to the height limit. The Panel recommends this be negotiated with Council and to be considered an architectural element only. Council's Planner has advised that the planning controls specify design parameters as a starting point, meaning that the applicant can make a case for a better design outcome pending the location, street setbacks and scale for Council to support. In this regard, the Panel recommends the applicant begin discussions with Council to seek additional shading for the rooftop.
<p>4.7. Safety</p> <ul style="list-style-type: none"> 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>4.7. Safety</p> <ul style="list-style-type: none"> a. The applicant provided further information on the CPTED principles through the design and the safety and security provisions that have been incorporated.
<p>4.8. Housing Diversity + Social Interaction</p> <ul style="list-style-type: none"> a. <i>The Panel commends the applicant for the housing diversity (i.e., 3, 4 & 5-bedroom housing options) being provided as part of the development.</i> 	<p>4.8. Housing Diversity + Social Interaction</p> <ul style="list-style-type: none"> a. No reference was made to any changes to the diversity of dwellings. a. The applicant confirmed each terrace type can be retrofitted with chairlifts in

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b. <i>The Panel notes that there are a lot of 3-storey terrace houses which may not suit ageing people or people with restricted mobility. The Panel recommends safeguarding space for the potential inclusion of chair lifts or vertical lifts in future.</i>	future. Terrace type K and O have been adjusted to allow retrofitting with a lift in future. However, the Panel advises that this is not a sufficient number of terraces out of the overall development and recommends an increase in the total number terraces with the ability to be retrofitted with an internal lift.
4.9. Aesthetics a. <i>The Panel requires the applicant to identify the location of AC condensers for the terraces and ensure that they are screened.</i>	4.9. Aesthetics a. The applicant provided clarity on how the AC condensers will not be visible from the street due to being placed either on the rooftop or on balconies behind solid wall elements. This is noted by the Panel.
5.0. Outcome <i>The panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:</i> <i>The proposal is not supported by the DEP and must return to the panel, with all feedback incorporated or addressed.</i>	Many of the concerns of the previous DEP remain unresolved. The Applicant must do more to address the issues of liveability, amenity and sustainability.

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.