

MINUTES OF DESIGN EXCELLENCE PANEL MEETING Thursday the 9TH 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:

Rory Brady	Cox Architects
Evan Black	Environmental Partnership
Tanya Towell	Environmental Partnership
Patrick Elias	Urban Property Group
Richard Boulos	Urban Property Group
Joe Strati	Urban Property Group
Stephen Gouge	Ethos Urban
Chris Georgas	Property Urban 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: 5

Application Reference Number: DA-1245/2022

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 and 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:

4.1. Context

- 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.
- 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
- The Panel also encourage councils internal waste servicing team to consider the approach of consolidating bin storage.
- 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.



- 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 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.

- The Panel recommends the applicant to consider renaming the access roads as regular streets.

4.2. Built Form + Scale

- 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 .
- The Panel requires the applicant to ensure that the internal dimension for the terraces (i.e., clear distance between inner face of two parti-walls) are a minimum 4m wide.
- The Panel requires the applicant to prepare a detailed signage and wayfinding strategy for the site.

4.3. Density

- Whilst the Panel accepts the density , it notes that the project would benefit if a few terraces were removed as noted above.

4.4. Sustainability

- The Panel requires the applicant to consider WSUD initiatives as part of the proposal.
- 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.
- The Panel recommends the applicant to explore the possibility of incorporating a community battery site.

4.5. Landscape

- 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.
- 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.
- 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).
- 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.

- The Panel reiterates that tree canopy planting in the lanes will ameliorate the privacy issues within the laneways.
- 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.
- 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.

4.6. Amenity

- 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.

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 commends the applicant for the housing diversity (i.e., 3, 4 & 5-bedroom housing options) being provided as part of the development.
- 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.

4.9. Aesthetics

- The Panel requires the applicant to identify the location of AC condensers for the terraces 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.

The Panel notes that the proposal can be supported by the Panel subject to successful incorporation of the above comments.