

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday the 11th of May 2023**

DEP PANEL MEMBERS PRESENT:

Shaun Carter	Chairperson	CarterWilliamson Architects
Kim Crestani	Panel Member	Order Architects
Vishal Lakhia	Panel Member	Vishal Lakhia Architect

APPLICANT REPRESENTATIVES:

Peter Reed	Principal Architect	Gran Associates
Krystal Narbey	Town Planner	GAT & Associates
Van Minh	Owner	

OBSERVERS:

Ariz Ashaf	Conveyor	Liverpool City Council
Nabil Alaeddine	Principle Planner	Liverpool City Council
James Martinez	Technical Administration Officer	Liverpool City Council

ITEM DETAILS:

Item Number: 3

Application Reference Number: DA-28/2022

Property Address: 20-22 Hume Highway, Warwick Farm NSW 2170

Council's Planning Officer: Nabil Alaeddine

Applicant: VM & KTP Holdings Pty Ltd

Proposal: Construction of a 10-storey residential flat building comprising 28 residential units above two levels of basement car parking, together with vehicle access, landscaping and associated works. The application is submitted under the State Environmental Planning Policy (Housing) 2021

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-28/2022 – 20-22 Hume Highway, Warwick Farm NSW 2170.

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 & Neighbourhood Character

- The Panel thanks the applicant for providing comprehensive set of architectural drawings, landscape drawings and 3D views provided as part of this application and further commends the overall architectural expression and well-planned internal apartment layouts considered within the proposal.
- The Panel discussed overshadowing of the habitable areas and private open spaces within the existing apartments on neighbouring property to the south. Particularly, whether the proposed height and floor space ratio are justified for the subject site.
- The Panel understands that the proposed height of 10 storeys already complies with the 35m LEP height limit and proposed floor space ratio of 2.43:1 (including the affordable housing bonus) is below the maximum permissible floor space ratio of 2.5:1.

- The Panel further discussed that due to the east-west orientation of the proposed building, overshadowing at mid-winter is likely to occur and this creates complex relationship with the southern neighbour. Given that the proposal complies with the overarching height and FSR controls, the Panel is willing to offer support for the proposal, subject to acceptable resolution of the further recommendations made in this Report.
- Additionally, Council's officer should review mid-winter solar access drawings for its consistency with the guidance offered within Part 3B-2 of the NSW Apartment Design Guide (ADG) – *where an adjoining property do not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%*. As an alternative strategy, the Panel suggests sun eye diagrams at equinox should be provided at hourly intervals for Council's review of solar access impact on the adjoining property to the south.

4.2. Built Form + Scale

- Refer recommendations offered in *Principle 9 – Aesthetics*

4.3. Density

- As discussed in Principle – 1 Context & Neighbourhood Character, the Panel offers support for the proposal including its height and density, subject to acceptable resolution of the further recommendations made in this Report.

4.4. Sustainability

- Provision of ceiling fans to all habitable areas is encouraged as a low energy alternative to any A/C system.
- The applicant is encouraged to include a rooftop photovoltaic system for environmental benefits and for use in power/lighting of common areas.
- Provision of a rainwater tank shall be required to allow water collection, storage and reuse for irrigation of landscape and other uses within the site, such as toilet flushing etc.

4.5. Landscape

- No discussion

4.6. Amenity

- The Panel considers the internal apartment layouts are generally well-resolved and the proposal will achieve an acceptable, ADG compliant level of residential amenity.
- The Panel recommends the applicant should maximise opportunities to improve natural cross ventilation across multiple level through inclusion of highlight operable windows. This can also improve the solar access and daylight within the development.

4.7. Safety

- No discussion

4.8. Housing Diversity + Social Interaction

- The Panel notes that considerable number of studio apartments are proposed and recommends some of the smaller apartments should be combined to create more two and three bedroom apartments.
- Council's assessment officers should confirm details of the apartments nominated for the purpose of affordable housing including the affordable housing provider and perpetuity.

4.9. Aesthetics

- The Panel notes that lighter colour materials close to other structures tend to reflect more light, and recommends that the building base should be expressed in concrete with brick elements above.
- The Panel recommends a darker colour palette for the top two floors to help make them appear recessive and reduce the visual impact on the surroundings. At the same time colours and finishes with a solar absorptance rating below 0.76SA should be considered for thermal benefits.
- The Panel suggests further addition of glass blocks to the side walls within setbacks or with privacy concerns to increase natural light..
- The applicant should provide a detailed schedule of external materials, finishes and colours, and nominate the relevant building materials and manufacturers on the architectural drawings.
- Use of rendered and painted surfaces should be avoided considering longevity and associated long term maintenance costs. Self-finished materials with an integral finish – such as face bricks, concrete, opaque/seraphic glass for the balconies are suggested as suitable alternatives.
- Architectural drawings should identify location of A/C condenser units and other mechanical equipment. The Panel recommends that these should not be located within balconies (unless thoughtfully screened and/or integrated into the building fabric).
- Developed architectural drawings should include details of the proposed design intent with at least three 1:20 detail sections indicating materials, balustrade types and fixing, balcony edges, junctions, rainwater drainage including any downpipes and similar details within the proposal.
- Given the scale of the proposal, consideration should also be given to appropriate design of the building soffits. Soffits facing the street, should use sound absorbing material to help mitigate against traffic noise.

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.