

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday the 9th of June 2022**

DEP PANEL MEMBERS PRESENT:

Shaun Carter	Chair	Carter Williamson Architects
Garth Paterson	Panel Member	Paterson Design Studio
Matthew Taylor	Panel Member	Tayler Brammer Landscape Architects

APPLICANT REPRESENTATIVES:

Krystal Narbey	Gat & Associates
Peter Reed	Gran Associates Australia
Van Minh	Property Owner

OBSERVERS:

Brenton Toms	Panel Support Officer	Liverpool City Council
Emmanuel Torres	Senior Development Planner	Liverpool City Council
Ariz Ashraf	Convenor / Senior Urban Designer	Liverpool City Council

ITEM DETAILS:

Item Number: 2

Application Reference Number: DA-28/2022

Property Address: 20 Hume Highway, Warwick Farm

Council's Planning Officer: Emmanuel Torres

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 accessed landscaping and associated works. The application is submitted under the State Environmental Planning Policy (Affordable Rental Housing) 2009.

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 at 20 Hume Highway, Warwick Farm.

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:

<i>Previous DEP Recommendations (DEP Meeting held on 12 Nov 2020)</i>	<i>Latest DEP Recommendations (DEP Meeting held on 9 June 2022)</i>
<p>4.1. Context</p> <ul style="list-style-type: none"> <i>The Panel questions the proposed building height for the development which is in excess of the surrounding context / adjoining buildings. The Panel recommends the applicant reconsider the proposed building height in response to the neighbouring developments and adjoining context.</i> <i>The Panel notes that the subject site is highly constrained with respect to the neighbouring developments and the proposal aims to accommodate additional residential units within the development that would not have been envisaged within the planning regulations. The Panel notes that the permissible building height and Floor Space Ratio (FSR) within the planning control outline the maximum permissible limit, however the proposed outcome should not undermine the design quality of the development, nor the amenity of neighbouring buildings, while trying to maximise the yield. The Panel recommends the applicant reconsider the proposed building height and FSR on the site to achieve a better overall design and amenity outcome.</i> 	<p>4.1. Context</p> <ul style="list-style-type: none"> The Panel notes that the applicant is proposing additional bonus FSR under the Affordable Housing SEPP, however, the applicant has not engaged a housing provider to take over the units earmarked under the SEPP. The Panel requires the applicant to engage a housing provider and ensure that the benefits are being transferred to the ones that deserve these affordable units. The Panel notes that the proposed development is adjacent to 5-6 storeyed Apartment Buildings on either side. This appears to cause a detrimental solar impact on adjacent apartment buildings. The applicant is to conduct a detailed solar impact analysis using sun-eye diagrams at hourly intervals from 9am to 3pm for Winter and summer Solstices, and the equinox. This will help determine the possible development size of the subject site. Therefore, Panel recommends the applicant to consider a smaller building envelope for

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<ul style="list-style-type: none"> The Panel notes that the proposed building setbacks on the lower levels have an opportunity for negotiation and can accommodate additional units on the lower level to achieve a better design outcome. The Panel requires the applicant to analyse the non-compliances of the proposed design and to ensure the revised design responds to provide adequate amenity/value is offered as part of the development for the future residents. The Panel encourages the applicant to improve the overall design for the proposal and aim to achieve design excellence for the development. The Panel encourages the applicant consider a range of design responses and built form alternatives and they explore the best outcome for the proposal. 	<p>the site to achieve a consistent built form outcome. The Panel recommends the applicant to consider a comparable height in relation to the adjoining neighbours.</p>
<p>4.2. Built Form + Scale</p> <ul style="list-style-type: none"> The Panel notes that the lift lobby on some of the floors of the building do not have an outward looking window located on the external facade. The Panel requires the applicant to ensure that the building has a window located on the external facade on each level within the lift lobby and corridors for the entire development. The Panel asserts that the requirement of windows within lobby area is non-negotiable and needs to be included within the proposal. The Panel questions the viability of one lift for the building and does not support the provision of a single lift to service the entire development. The Panel requires the applicant to provide an additional (second) lift as part of the lift core or demonstrate that a higher speed lift and maintenance regime can be achieved. The Panel highly recommends that the applicant provide a minimum of two lifts for this development. The Panel notes that ADG requirements for lifts/apartment ratios is currently being reviewed by the GA office that the lifts can be part of the setback at upper levels. The Panel notes that the provision of winter gardens towards Hume Highway is a good 	<p>4.2. Built Form + Scale</p> <ul style="list-style-type: none"> The Panel notes that the extent of basement car park is very close to the front and rear boundaries. The Panel requires the applicant to ensure full compliance with the minimum requirements of Deep Soil Zone (DSZ) as per SEPP 65 Apartment Design Guide. The Panel notes that the design of the basement level is not efficient and needs to be reconsidered. The Panel recommends the applicant to explore a more consolidated driveway arrangement for the basement levels. The Panel notes that the floor plans do not indicate any Manager's Unit being provided as part of the development. The Panel requires the applicant to enter into an agreement with a Housing Provider to determine the requirements of the Affordable Housing Units, such as mix, apartment type and if a Manager's Unit is required. The Panel appreciates the provision of two lifts to service the proposed development.

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<p><i>addition to the built form, however the Panel recommends the applicant further resolve the design of the winter gardens and to seek clarity on the inclusion of the area within the overall FSR.</i></p> <ul style="list-style-type: none"> <i>The Panel recommends the applicant engage specialist consultants to analyse and assess the impacts of traffic noise, dust and visual amenity for the development. Noting the panel recommends the design considers balcony materials & storage can detract of the visual appearance & amenity of the building from the streetscape.</i> <i>The Panel requires the applicant to engage a suitably qualified AILA registered landscape architect to undertake the landscape design for the development.</i> 	<ul style="list-style-type: none"> The Panel raises concerns regarding the louvres being proposed in the winter gardens along Hume Highway. The Panel requires the applicant to ensure that the louvres will be able to deal with the traffic noise and pollution being generated by the vehicles. Undertake detailed façade studies to determine the performance of the louvres / façade treatments in mitigating the impacts of noise and pollution along Hume Highway.
<p>4.3. Density</p> <ul style="list-style-type: none"> The Panel notes that the number of units being proposed within the development is substantial when compared to the neighbouring developments. The Panel recommends the applicant consider reducing the number of units to improve the overall design and impact on neighbouring buildings. 	<p>4.3. Density</p> <ul style="list-style-type: none"> The Panel notes that the density being proposed on site is not consistent with the existing buildings on either side. The Panel recommends the applicant to consider a smaller building envelope for the site which is consistent with the immediate developments on either side.
<p>4.4. Sustainability</p> <ul style="list-style-type: none"> The design proposal needs to consider sustainability & implement suitable and appropriate measures with the built form and landscape to ensure a better overall design outcome. 	<p>4.4. Sustainability</p> <ul style="list-style-type: none"> The Panel is concerned that a full glazed façade on the northern side would generate significant heat load for the building and requires the applicant to detail out the thermal performance of the northern building façade. The Panel recommends the applicant to ensure that the internal glazing system is provided with Double Glazed Unit's to improve the overall thermal performance. The Panel requires the applicant to provide Photovoltaic (PV) Panels on the rooftop of the building to offset the energy requirements for lighting the communal areas. The Panel requires all habitual rooms to have ceiling fans (indicated on drawings) in addition to air conditioning.

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<p>4.5. Landscape</p> <ul style="list-style-type: none"> • The Panel notes that the presented proposal is a Pre-DA application but requires the applicant to provide a landscape plan for the development. The Panel requires the applicant to engage a suitably qualified AILA registered landscape architect to undertake the landscape design and present detailed landscape drawings at the next meeting for this proposal. • The panel notes that the proposal is Apartment Design Guide (ADG) non-compliant for the minimum requirement for Deep Soil Zones (DSZ). The Panel requires the applicant to ensure full compliance with the ADG for DSZ; and asserts that the condition is non-negotiable and needs to be achieved. • The panel supports the provision of roof top Communal Open Space (COS) within the development and requires the applicant to detail out the facilities/amenities (BBQ's, WC's, Pergolas etc.) being provided as part of the rooftop COS. • The panel notes that the development proposes multiple landscaped areas/planter boxes on the podiums and upper levels of the building. The Panel requires the applicant to develop a maintenance plan for maintaining & servicing all the landscaped areas within the development. 	<p>4.5. Landscape</p> <ul style="list-style-type: none"> • The Panel notes that the driveway has a significant amount of exposed paved area. The Panel recommends the applicant to consider appropriate treatment to provide shade / cover to the driveway to ameliorate the impacts of exposed hard paved surfaces. • The Panel notes that the applicant is proposing to plant trees on basement slab along the southern boundary which would be in shade through most parts of the day. The Panel recommends the applicant to provide a minimum soil depth of 1m with adequate soil volume for the trees. The Panel requires the applicant to ensure that the proposed tree species are suitable to grow under shade and will survive in these confined environments. The Panel requires the applicant to ensure adequate soil depth and volume for all trees / vegetation being proposed on slab. Based on ADG Landscape Guidelines. • The Panel requires the applicant to plant large canopy trees (e.g., Eucalypt species or any other evergreen trees) within the DSZ. The Panel encourages the applicant to increase the amount of canopy cover being proposed as part of the development and aim towards achieving 40% canopy cover target set by the Premier's Priority of 'Greening our City'. Provide a summary of overall canopy cover being proposed as part of the development. • The Panel supports the provision of Communal Open Space (COS) at roof top level. The Panel recommends the applicant to improve the quality of open space being provided and include additional planters / vegetation, a communal WC, and integrated seating with pergolas, etc. within

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	<p>the COS. Again, based on the on ADG Landscape Guidelines.</p> <ul style="list-style-type: none"> The Panel recommends the applicant to maximise planting within the Private Open Space (POS) at ground level. This will provide the required buffer / screening from Hume Highway.
<p>4.6. Amenity</p> <ul style="list-style-type: none"> The Panel Panel notes that the amount of solar amenity achieved at lower levels of the development is not adequate (as per SEPP 65) and the balcony depths do not comply with the ADG. The Panel requires the applicant develop a solar amenity (sun-eye) diagrams to demonstrate solar amenity compliance for the units. The Panel advises the applicant that the solar access for adjoining buildings needs to be taken into consideration and tested when designing the building. The proposal needs to test out various built form options to inform the final design outcome to ensure solar compliance is met not only for this proposal but for neighbouring buildings. The Panel notes that the winter garden is potentially a conundrum in terms of its area being added to the total FSR. The Panel advises the applicant to clarify on the area of the Winter Gardens with respect to inclusion within the FSR. The Panel notes that the ADG is being reviewed (as note above) in regard to definitions of wintergardens definition and inclusion in FSR. 	<p>4.6. Amenity</p> <ul style="list-style-type: none"> The Panel notes that the development is adjoined by 5-6 storey apartment on either side and the proposed built form will cast significant shade on the existing development immediately south of the subject site. The Panel requires the applicant to detail the solar impacts on the adjoining buildings (see detail note above on sun-eye diagrams) to ensure the amenity of these existing homes (apartments) is enshrined in perpetuity to a satisfactory standard. The Panel notes that the building fronts on to the Hume Highway and raises concerns regarding pollution and ventilation for the winter gardens. Undertake detailed façade, noise and pollution studies to determine the performance of the louvres / façade treatments in mitigating the impacts of noise and pollution along Hume Highway. The Panel requires the applicant to provide shade, and a WC for the seating on the rooftop COS.
<p>4.7. Safety</p> <ul style="list-style-type: none"> NIL 	<p>4.7. Safety</p> <ul style="list-style-type: none"> NIL
<p>4.8. Housing Diversity + Social Interaction</p> <ul style="list-style-type: none"> The Panel questions the proposed apartment mix and requires the applicant to provide a rationale for the proposed mix within the development. The Panel also questions the provision of an excessive number of studio apartments within the development and 	<p>4.8. Housing Diversity + Social Interaction</p> <ul style="list-style-type: none"> The Panel questions the proposed apartment mix which does not comply with the ADG guidelines. The Panel recommends the applicant to consider a unit mix that better aligns with SEPP 65

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<p><i>recommends the ADG apartment mix guidelines be used as a starting point.</i></p>	<p>ADG. Consider incorporating larger apartments within the overall mix.</p> <ul style="list-style-type: none"> • Entering into an agreement with an Affordable Housing Provider, will assist the applicant understand apartment types and mix required for Affordable Housing.
<p>4.9. Aesthetics</p> <ul style="list-style-type: none"> • The Panel notes that the proposal is still in its initial stages of detailing, however, the Panel advises : <ul style="list-style-type: none"> ○ the applicant to include solid upstands to 760mm for balconies at lower levels to ensure privacy/screening for the residents. ○ Consider the broader context of western Sydney and ask themselves the fundamental question “what does a Western Sydney building look like?”. Noting Liverpool is a inland climate and needs a site and climate specific design response (i.e.: considering at a minimum the following; materials, textures, colour, robustness, durability, sun shading, insulation, reflectivity, connection to country etc.) ○ Simplistic, overly glazed building forms and facades are unlikely to achieve design excellence. 	<p>4.9. Aesthetics</p> <ul style="list-style-type: none"> • The Panel notes that the 3D renders indicate a dark tone for the building. The Panel recommends the applicant to consider lighter building facades to better respond to the hot inland climate of Liverpool. • The Panel requires the applicant to consider architectural elements within the façade to ameliorate overlooking from / within these units. • The Design Excellence Panel (DEP) requires proposals to achieve Design Excellence. This proposal falls a long way short of Design Excellence. When it returns to the DEP, the applicant is required to achieve Design Excellence.
<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>See 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 proposal is not supported by the DEP and must return to the panel, with all feedback incorporated or addressed.