

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday 13th February 2020**

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson	Government Architect NSW
Caroline Pidcock	Panel Member	Pidcock
Shaun Carter	Panel Member	Carter Williamson Architects

APPLICANT REPRESENTATIVES:

Ambrose Marquant	Land and Housing Corporation
Kate McMullen	Land and Housing Corporation
Sean Nyssen	Hutchinson Builders
Stephen Cox	Turner
Tamirn Kawashima	Rooy Partnerships
Tom Drazina	Hutchinson Builders
Vanessa Saad	Turner

APOLOGIES:

NIL.

OBSERVERS:

Scott Sidhom	Coordinator Urban Design	Liverpool City Council
Emmanuel Torres	Senior Development Planner	Liverpool City Council
Robert Micallef	Development Planner	Liverpool City Council
Kevin Kim	Senior Development Planner	Liverpool City Council
Michael Oliveira	Team Leader Development Assessment	Liverpool City Council
Adam Flynn	Acting Team Leader Development Assessment	Liverpool City Council

ITEM DETAILS:

Application Reference Number: DA-639/2019
Property Address: 4-6 Bigge Street WARWICK FARM NSW 2170.
Council's Planning Officer: Emmanuel Torres
Applicant: Land and Housing Corporation

Proposal: Construction of an 11-storey residential flat building containing 52 apartments (comprising a mix of one and two bedroom units) above 1 level of basement/ parking and the removal of all vegetation on the site and associated landscaping and civil works.

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-639/2019, 4-6 Bigge Street 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:

Overall, the panel supports the proposal and feels that it is well resolved and could be a positive contribution to the quality of the streetscape along Bigge Street. The Panel's main concern is around solar access to the existing neighbouring property to the south (8 Bigge Street), as a result of this development. Consequently, the majority of comments are focused around this issue.

4.1. Context

- The panel supports the definition of the 4-storey 'podium' portion of the building which aligns with the podium/roof levels of the neighbouring buildings. This will define the street edge and help the building sit well within its context.
- So long as a high build quality is achieved, the proposal will make a positive contribution to the streetscape, particularly through the proposed landscape buffer zone and new tree canopy.
- The panel supports the incorporation of the extended solid balconies, with the horizontal precast spandrel finish that is both attractive and practical. These, and the general quality of materials and design (including the retention of the architect for the entire project – ie: until the OC is received) need to be preserved through the design development and any value-management process to maintain design excellence.

4.2. Built Form + Scale

- The panel is concerned that the massing of the building will create adverse impacts to the amenity of the existing neighbouring building (8 Bigge Street). Additional information is needed explaining how the proposal complies with ADG requirements for solar access to this building. Please provide solar access diagrams and 3D sun-eye diagrams, at hourly intervals from 8am to 4pm, for June 21st (Winter Solstice) September 21st (Equinox) and December 21st. (Summer Solstice). A clear understanding of the plan (floor layout and in particular balconies and living areas) for 8 Bigge Street is required to assess the solar access impacts of the proposal. NB: Please include all relevant existing buildings in the solar access/ shadow diagrams (eg: 1 Bigge Street, and the potential building envelope on the vacant lot to the north of the subject site - 22 Hume Highway, Warwick Farm)
- The overall building form is well considered for the site, in particular its horizontality, change to the built form at the 4th storey, feathering of the building corners, articulation and modulation of the building façade.
- The panel supports the greater setback proposed along the northern boundary of the site, as this will assist with providing increased solar access to the neighbouring apartments (8 Bigge Street).
- The panel recommends including some landscape elements above the ground level, within the building, such as integrated planters, to soften the building's appearance. Consideration will need to be made to maintenance implications.

4.3. Density

- The panel acknowledges and supports that the maximum FSR for the site, as prescribed in the SEPP FSR has not been fully utilised due to site constraints and amenity considerations, noting for Design Excellence to be achieved good urban design, landscape and acceptable impacts on neighbouring buildings and the public domain need to be achieved in conjunction with a well designed building.

4.4. Sustainability

- The panel supports the proposed sustainability measures including the application of ESD principles, inclusion of ceiling fans within apartments, use of photovoltaic panels to provide energy to common area lighting, and inclusion of a rainwater tank, for irrigation of landscape areas.
- The heat load on the glazing along the western façade needs to be addressed. Provide shelter to western sun, from level 5 upwards along the western façade.
- Incorporate a battery option attached to the solar panels, that can also be deployed for internal lighting, that could also be used in the event of power blackouts.

4.5. Landscape

- Overall, the panel supports the landscape proposal for the site. Update landscape plans in accordance with the public domain treatments shown in the draft Liverpool City Centre Public Domain Master Plan available at:
<https://listens.liverpool.nsw.gov.au/liverpool-city-centre-public-domain-master-plan>
This includes specifications for street tree species, paving materials and types and streetscape infrastructure.
- Provide sections (conceptual hand sketches should be sufficient) showing the building edges and landscape areas, to help understand how the linear/pockets of open space could work, particularly in terms of privacy to dwellings and usability for a range of activities dependent on location.
- The panel supports the potential future adaptive reuse of the south-western ground floor apartment into a community room, with an adjacent flexible outdoor space. The panel acknowledges that there would be potential management issues to be resolved (e.g. security, dumping of waste in the room), and therefore the room may need to be locked and opened for supervised events, however it has potential to provide meaningful benefit to the residents.
- Please consider planter boxes to apartment balconies to provide additional landscape amenity to the dwellings, softening the building's appearance and potentially providing some amelioration of sunlight, heat island effect and increasing effects of climate change.

4.6. Amenity

- It is noted the building is well planned with an open to outside/sky window access from lobbies on each level. This provides relief from the dark and enclosed feeling of corridors. Please consider extending the corridor window (at least) 1 metre further south on levels 1, 2 & 3 to provide more room at the window and free the space around the east apartment front door.

- If possible, double glazing to glass throughout the building would be desirable and would provide significant thermal and noise reduction benefits.
- The panel supports the location of services and utilities on-site, which will be easily accessible yet hidden.
- The panel supports the inclusion of a bike storage area within the basement carpark.

4.7. Safety

- The building entry is well defined and legible from the street. The panel supports locating of the mailboxes within the secured lobby area.
- The low walls and palisade fencing proposed for the ground floor terraces will provide a good level of permeability and balance between privacy and visibility to the street.
- The panel supports the proposed location for waste collection, in terms of access and safety for pedestrians and motorists.

4.8. Housing Diversity + Social Interaction

- The panel acknowledges and supports this proposal for social & affordable housing by a Community Housing provider, which is much needed for all communities in all parts of Sydney.
- The panel acknowledges the limited apartment mix (1 and 2 bedroom apartments) due to the oversupply of 3 and 4 bedroom apartments in the Liverpool Council LGA. Please provide evidence of this oversupply to support the apartment mix for this application.

4.9. Aesthetics

- This is a Design Excellence panel and high quality design solutions are expected in all aspects of a building's design to achieve endorsement from the panel for Design Excellence. The retention of skilled architects and landscape architects, and associated consultant team for this project is noted; retention of the Design and Consultant team until the Occupation Certificate (including the retention of the architect & landscape architect during construction for design advice and detail resolution) is also required for Design Excellence to be achieved in the final built outcome.
- The panel supports the overall aesthetics of the proposed building, including the selection of materials and finishes. These are to be retained in the final built outcome and not substituted for at any stage through the project without suitable consultation with council and/or the panel to approve significant changes.
- The panel supports the provision made for air conditioning to be retrofitted within the building at a later date if required/wanted. The discreet location for the air conditioning units will reduce visual impact on the public domain.

5.0 OUTCOME

The panel has determined the outcome of the DEP review and has provided final direction to the applicant as follows:

The proposal is supported by the DEP if the recommendations contained in this report are adhered to. Please respond to recommendations made by the panel for final review and assessment by Council staff. The panel can make further recommendations via desktop review at the request of Council's assessments team if necessary.