

MINUTES OF DESIGN EXCELLENCE PANEL MEETING

Thursday, 13 June 2024

DEP PANEL MEMBERS PRESENT:

Matthew Taylor	Chairperson	Taylor Brammer Landscape Architects
Vishal Lakhia	Panel Member	Vishal Lakhia Architect
Alexander Koll	Panel Member	Mako Architecture

APPLICANT REPRESENTATIVES:

David Hamilton	Project Manager	ALAND
Andrew Stacey	Project Director	ALAND
Anas Rahhal	Head of Development	ALAND
Jason Nowosad	Principal	Stanisic Architects
Michael Hanisch	Principal Planner	GLN Planning

OBSERVERS:

Andrijana Mijoski	Senior Administration Officer	Liverpool City Council
Melissa Riley	Convenor/Sen. Urban Design Advisor	Liverpool City Council
Nabil Alaeddine	Principal Planner	Liverpool City Council

ITEM DETAILS:

Item Number: 3

Application Reference Number: DA-171/2024

Property Address: LOT 101 SOLDIERS PARADE, EDMONDSON PARK NSW 2174

Council's Planning Officer: Nabil Alaeddine

Applicant: David Hamilton-CROATIA 88 DEVELOPMENT PTY LTD

Proposal: The Application seeks to amend three (3) Residential Flat Buildings approved under (DA-1320/2021) to accommodate an additional 41 Apartments including 27 Affordable Housing apartments under the provisions of State Environmental Planning Policy (Housing) 2021. The amendments including an increase in gross floor area by 30% with building A increased to 4 storeys, Building B increased to 6 and 8 Storeys, and Building C increased to 8 Storeys. The application is Integrated Development requiring approval from NSW Department of Planning and Environment - Water under the Water Management Act 2000. The application is Integrated Development requiring approval from NSW Rural Fire Services under the Rural Fires Act.

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 CROATIA 88 DEVELOPMENT PTY LTD

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:

1. The Panel commends the Project Team for a well-considered and high-quality design proposal, setting an appropriate precedent for future development in high density areas. The development is an opportunity for new urban projects to create a positive contribution to a rapidly growing community, while maintaining quality open space, streetscapes and generous landscaping.
2. The Panel acknowledges the proposal has a previously approved Development Application, the proposal is to increase the GFA by 30% and provide affordable housing in line with recent amendments to the Housing SEPP. The Panel is supportive of the applicant's strategy to thoughtfully distribute the additional GFA across the buildings, including the variation in building height and focus of mass at more prominent corners.
3. The Panel commends the rigour in envelope testing that was undertaken, demonstrating a sound understanding of the future potential developments on the neighbouring (Landcom) property has informed the design process. This also provided the Panel with an understanding of the extent of impact that the proposed scheme will have on this adjoining property, which is considered acceptable in the Panel's view.
4. The applicant advised the affordable housing apartments will be consolidated in Building A rather than distributed throughout the development. The Panel encourages the applicant to consider an alternative strategy of distributing affordable housing across the development, to allow a more inclusive approach to fostering community.
5. The Panel is supportive of both the architecture and landscape architecture practices being retained after the Development Application phase and throughout the documentation and construction phases. Design intent sections for typical facades at 1:20 scale should be provided to ensure the design quality, materiality and detailing is captured in the Development Application documentation.
6. The Panel discussed that creating main entry definition and maximising its visibility is an important urban design consideration in a high-density residential environment. The Panel notes that while Buildings A and B are successful with their entry presence in the public domain, the Building C lobby appears recessed and should benefit from an increased street presence. The Panel encourages the applicant to create greater emphasis for the Building C main entry and recommends moving the entry lobby closer to the building line to increase street presence. Additionally, the entry space should incorporate landscape design and seating opportunities in the external forecourt to encourage a sense of community and inclusiveness.
7. The Panel notes human scale elements such as seats, letterboxes, signage and planting contribute significant value to improving a building's identity, enhancing the journey from the street to the main lobby and fostering a sense of belonging in a high-density residential environment. The Panel recommends the applicant provide drawings

demonstrating how human scale elements are being thoughtfully integrated into the development.

8. The Panel highlights the unique opportunity to add value to the development through creating a view through Building C between the Future Street to its north and the creek, enabling natural light and landscaping to lead people through the building. The Panel recommends minor refinements to the layout and glazing incorporated at the cores in Entry Lobby A and Entry Lobby B to enable direct views through the building.
9. The Panel notes Liverpool LGA experiences severe urban heat island effect, and as part of the design excellence process requests the applicant include innovative sustainability strategies into the development and capture these strategies in the Development Application. Ceiling fans, EV charging points and full electrification of the building are appropriate measures to this end. With this suite of strategies, careful consideration of the role of canopy tree plantings to the street and sites are to be incorporated.

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.