

Manager Western Central River City
and Western Parkland City
Department of Planning and Environment
Locked Bag 5022
Sydney NSW 2124

Attention: Terry Doran

Re: Application for site compatibility certificate – SCC2020POOL-1

Council is writing in response to application SCC2020POOL-1 for a site compatibility certificate for Lot 104 DP 863214, 18 Randwick Close, Casula under State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004.

Council is of the opinion that the proposed development is compatible with the surrounding land uses having regard to the criteria in Clause 25(5)(b)(i), (iii), (iv), (vi) and (vii). However, it is considered that the development is not compatible with the surrounding land uses having regard to the criteria in Clause 25(5)(b)(ii) and (v).

To achieve a development that is compatible with the surrounding land uses with respect to Clause 25(5)(b)(ii) and 25(5)(b)(v) it is considered that the design of any development on the site relying on this SCC is to satisfactorily address the following matters:

1. Site Planning

Any development shall appropriately respond to the topography of the site.

2. Building Height

it is considered that the building height at the site should be limited to a maximum of 15m with potential for a maximum of 18m along the Kurrajong Road frontage, subject to other planning considerations.

3. Bulk and Scale

Consideration is to be given to the final bulk and scale of any future development to ensure an acceptable built form relationship and minimisation of amenity impacts for buildings within the site and to surrounds; including but not limited to the following matters:

- a. The south-western side of proposed Building A should be stepped back (i.e. on the upper building floors), to achieve a more gradual transition in form away from existing residential development to the south-west of the site.

4. Land Uses

Neighbourhood Shops are a permitted use in the R4 zone. Clause 5.4 of the LLEP 2008 requires that the floor area of neighbourhood shops do not exceed 100 square metres. The applicant proposes a combined GFA of 344sqm for all neighbourhood shops proposed at the site. The combined GFA of all neighbourhood shops at the site shall not exceed 100 square metres.

5. Architectural Interface

Consideration is to be given to the architectural interface of any future development so as to ensure quality outcomes for the site and surrounds; including but not limited to the following:

- a. The architectural interface of any development with the open space and public areas to the east, and also to the public way on Randwick Close, is required to be designed so that it is more inviting and so that these spaces connect better;
- b. The design needs to achieve a transition in bulk of the building with the existing development (i.e. to the east, southwest and south), through extensive use of landscape features (i.e. trees and vertical planting) and architectural features that help to reduce the contrast between the existing and the proposed built forms; and
- c. The northern and north-western frontages of the development (i.e. along Kurrajong Road and the Western Motorway) will be affected by traffic noise. Provide additional trees, both along the Kurrajong Road frontage, and between the lot boundary and existing noise barrier wall along the motorway, to help mitigate the impacts of traffic noise.

6. Permeability

Consideration is to be given to the permeability of any future development so as to ensure quality amenity outcomes for pedestrians at the site and to surrounds; including but not limited to the following:

- a. The main vehicular entry point to the site includes pedestrian crossing points, which will be used by seniors residing in the aged care facility. Incorporate traffic calming measures to provide safer pedestrian access to and from the site;
- b. The proposed pedestrian pathway along Kurrajong Road terminates at the western side of the driveway. Include a pedestrian pathway on the eastern side of the vehicular driveway that connects to the existing pathway located north of Daruk Park, to provide pedestrian access between the site and Casula Mall;
- c. The pedestrian entry from Randwick Close is not clearly defined or detailed within the drawings. The design of proposed building C needs to acknowledge the termination of Randwick Close and act as a gateway for pedestrians entering the site from Randwick Close;

- d. Improve the pedestrian experience for existing and future residents via the provision of a widened footpaths to accommodate persons on wheelchairs, provision of street lighting and shade on Kurrajong Road between the site and Casula Mall as well as a proposal to embellish the pedestrian path connecting Randwick Close to Daruk Park.

7. Vehicular Access

The access arrangement off Kurrajong Road shall be restricted to let-in / left-out.

8. Design Excellence

Any development is required to achieve design excellence.

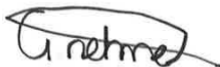
Please note, a development application has been lodged for a seniors housing development consistent with that proposed with this application for a SCC. During the assessment of the application, the application was presented to the Design Excellence Panel (DEP) in accordance with Liverpool Design Excellence Panel Charter and Procedure.

The application was presented to the DEP on 9 July 2020. Minutes were prepared following the meeting for the applicant's reference of matters discussed at the meeting. It should be noted that the meeting minutes also refer to an earlier DEP meeting held on 13 June 2019, prior to lodgement of a development application for the proposed scheme.

For completeness, attached is a copy of both minutes from the DEP meetings held in relation to the proposed development. Please note, in addition to the above matters numbered 1 – 7, any development of the site would need to address the matters raised in the attached minutes to the satisfaction of the DEP.

If you have any questions please contact Boris Santana, Principal Planner on 8711 7683.

Yours sincerely,



George Nehme
Co-ordinator
Development Assessment

MINUTES OF DESIGN EXCELLENCE PANEL MEETING Thursday 9th July 2020

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson	Government Architect NSW
Alf Lester	Panel Member	LFA Pacific Pty Ltd
Matthew Taylor	Panel Member	Taylor Brammer Landscape Architects Pty Ltd

OBSERVERS:

Scott Sidhom	Coordinator Urban Design	Liverpool City Council
Danielle Hijazi	Panel Support Officer	Liverpool City Council
Adam Flynn	Senior Planner	Liverpool City Council

ITEM DETAILS:

Item Number: 2.

Application Reference Number: DA-220/2020.

Property Address: 18 Randwick Close, Casula NSW.

Meeting Venue: Via Microsoft Teams.

Time: 11:30am - 12:15pm.

Proposal: Construction of a Seniors Housing Development involving a 142-room residential care facility & 93 Independent living units in 3 buildings over Basement parking and retail shops.

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-220/2020, 18 Randwick Close, Casula NSW.

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 development needs to be sympathetic to providing an inclusive environment, however it needs to be more public and feel more open. Revise the proposal so that it is more inviting and connects better to the adjacent park and to other areas around the site including considering broader neighbourhood connections and movement patterns (e.g. to Casula Mall).
- The current proposed entry from Randwick Close is not welcoming; it does not read as a publicly accessible entrance to the site or consider the broader connections to the site (e.g. Connections to Casula Mall). Reinforce or clarify the sense of arrival and connection to the site and through the site, for the community that will be approaching from the south. Hard and soft landscape strategies may be employed to achieve this (e.g. lighting, legibility and signage).
- The panel acknowledges that building bulk to the south has responded to earlier DEP comments.
- Consider the relationship between the height of this development (i.e. Block A), and the development located on the other side of Kurrajong Road.

4.2. Built Form + Scale

- The proposal has improved from a built form perspective since the last DEP meeting, however, a building height of 22.050m (i.e. a 6m non-compliance with Council's DCP controls) is not supported. Adhering to a maximum building height of 18m is recommended by the panel, in line with Council objectives. Review the massing of the development to achieve compliance.
- The panel notes that overall, this is quite an intense and built-up development given the intention to achieve internal open spaces within the site. Given the proposition to develop higher and more dense building forms, focus should be directed toward how individual blocks relate to each other, to the intermediate open spaces and to the surrounding residential areas, the laneway and recreation area.

- Demonstrate how consolidation of built form and opening of ground plane as a design strategy, is helping to benefit the community and the relationship with neighbouring properties and open space.
- A clear response has been made to previous panel recommendations, including the stepping of building heights across the development. However, the treatment of edges of those buildings and how they relate to the buildings to the south, and to each other is important. Re-work the section drawings to illustrate the relationship between interior spaces, adjacent outdoor spaces and to neighbouring properties.

4.3. Density

- The proposal is compliant with Council's FSR controls of 1.5:1 for the site. However, this density results in a lot of GFA on site. Ensure that the distribution of GFA on the site achieves quality amenity outcomes for neighbours and the community.
- There appears to be communal space (constituting GFA) on level 5 of one of the buildings. This is located above the 18m recommended height limit and needs to be relocated to be below the 18m limit.
- Provide Council with confirmation of density calculations. Page 21 of the submitted presentation document notes an FSR of 1.62:1 and needs to be clarified.

4.4. Sustainability

- The panel notes that the sustainability aspects of the proposal are developing and becoming a core part of the proposal – this is commended, however, details have not been provided to the panel. The comments made in the previous DEP meeting still apply and need to be considered as the proposal is further developed. (Refer to previous Minutes of Meeting).

4.5. Landscape

- The panel commends the applicant for the approach to the open space design on the building rooftops.
- There is still a lack of clarity in terms of which areas of ground-level open space are public, semi-public or private. The use and nature of these open space typologies needs to be clearly communicated on the plans.
- The relationship of desire lines and pathways created through the site (i.e. in terms of who can use which pathways and at what times of the day/night) needs to be clearly communicated on the plans.
- The relationship between the margins of the site and adjacent development in a landscape sense is important. Select appropriate plant species to moderate interfaces between public and adjacent private open spaces.
- Clarify relationship between Landscape Design and the proposed Deep Soil Zones on the plans.
- A successful and realistic landscape design is critical to overall success of this proposal. Species need to be chosen for their long-term performance in their specific locations on this site.
- Despite the reference to an open lobby located between the two wings of building C, the lobby does not address Randwick Close, and is effectively a wall rather than a gateway

into the site. Revise the proposal to achieve a more direct physical and visual link between the adjacent open space and frontage to Randwick Close. (Refer to recommendations made in previous DEP meeting).

4.6. Amenity

- The panel recommends more intense consideration of the amenity of the neighbourhood and broader community. As noted in the previous DEP meeting, provide a proposal to upgrade and embellish the walkway located between Randwick Close and the adjacent park, so that it is improved for community benefit.

4.7. Safety

- Given that this is an Aged Care Facility with neighbourhood access through the site, provide greater clarity on public access into and within the site. Demonstrate a more balanced approach to permeability and legibility to the site, considerate of neighbours and residents.

4.8. Housing Diversity + Social Interaction

- NIL. The panel supports the mixed type of housing and notes that the allocation of aged care facilities and other uses on the site is clear.

4.9. Aesthetics

- The panel notes and supports the careful approach that has been taken, regarding the finishing to the exterior of the building. Overall, the aesthetics of the proposal have been well handled and well modelled.
- The articulation of buildings B and C has been well resolved and is supported.
- The southern side of the development interfaces with the adjacent low-density neighbourhood. Ensure that the materials selected and building details are sympathetic to the context.

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 not supported in its current form and needs to return to the panel once the recommendations and comments above have been addressed.

MINUTES OF DESIGN EXCELLENCE PANEL MEETING 13th June 2019

DEP PANEL MEMBERS PRESENT:

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

APPLICANT REPRESENTATIVES:

Damian Barker	Jackson Teece
Daniel Wold	Summit Care
Marian Higgins	Higgins Planning
Nick Winberg	Centurion Group
Simo Corda	Jackson Teece

OBSERVERS:

Scott Sidhom	Coordinator Urban Design	Liverpool City Council
Adam Flynn	Senior Planner	Liverpool City Council

ITEM DETAILS:

Application Reference Number: PL-4/2019

Property Address: 18 Randwick Close Casula

Council's Planning Officer: Adam Flynn

Applicant: HIGGINS PLANNING

Proposal: Proposal of a residential aged care facility with residential units

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 PL-4/2019, 18 Randwick Close Casula

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 notes the building is similar in scale to adjacent developments, and also supports increasing the building height and density from the low-rise scale of the single residences (along the Randwick Close frontage) to a higher scale along the Kurrajong Road frontage. The panel believes the proposal will be improved with the following recommendation:

- Recommendation 1 –
The panel recommends revising the proposal so that it better addresses Randwick Close, and acts as a gateway that terminates the street in an inviting way. Pulling open the building form at the end of Randwick Close could help achieve this.

4.2. Built Form + Scale

As noted in section 4.1 'Context' – Although the proposal exceeds the maximum building height controls for the site, the panel supports the gradation of built forms, with the low density & low activity areas located adjacent to the low density neighbourhood (i.e. along Randwick Close) and the high density & high activity areas located along the busy Motorway (i.e. Kurrajong Road). The panel notes that the additional height is in a suitable location within the site. However, the panel requests the following recommendations be adopted to improve the proposal.

- Recommendation 1 –
Although the panel is supportive of the additional building height, the panel encourages the reconfiguration of the built forms and redistributing of the Gross Floor Area (GFA) to achieve an 18 metre maximum building height along the Kurrajong Road frontage.
- Recommendation 2 –
In the redesign of the scheme to achieve a maximum building height of 18 metres investigate re-distributing the volume in a 3, 4 & 5 storey format, rather than the 2, 4, 6 storey format of the current proposal.

4.3. Density

The panel notes that the proposal is compliant with Council's FSR controls and therefore supports the density of this proposal.

4.4. Sustainability

The panel notes the consideration to self-ventilating and well-insulated apartments is good. However notes the following recommendations are required to improve the design.

- Recommendation 1 –
On-site detention (OSD) water tank has been provided, however, the panel recommends exploring opportunities to collect and re-use rainwater on-site. This is usually achieved by increasing the depth of the OSD tank to have the dual use of retention & detention purposes. The panel notes that water is our scarcest commodity and fundamental to a healthy and sustainable community and therefore new buildings should future proof the community with this necessary infrastructure.
- Recommendation 2 –
The panel recommends using photovoltaic technology to generate power for lighting and electricity purposes on-site. This includes (if not implemented during initial building construction), future proofing the building to later incorporate photovoltaic panels (e.g. space for integrating panels onto the rooftop). A PV system that provides the equivalent power required for all public space lighting and energy needs should be a minimum, whilst providing the housing provider with a net benefit.

4.5. Landscape

The panel notes that the overall landscape strategy is working well, including the inclusion of through-paths, a central open space and generous amount of open space. The panel requires greater resolution and detail of the landscape plan and makes the following recommendations to improve the landscape design.

- Recommendation 1 –
The panel recommends engaging a registered Landscape Architect to develop a landscape master plan for the site. The panel encourages the continual development of the landscape master plan as the massing of the buildings is finalised.
- Recommendation 2 –
The panel recommends encouraging public access to the site during the daytime. The landscape design should explore the idea of 'buildings within a campus' that people can move through, which the panel believes is a good approach.
- Recommendation 3 –
The panel recommends that the landscape masterplan includes a proposal to upgrade the laneway located between Randwick Close and Daruk Park. This could include (but not be limited to) Community Gardens, lighting and repaving the laneway in better quality materials.

4.6. Amenity

The panel notes that the majority of dwellings are facing towards sunlight, which is a good design strategy. The panel requires the following recommendations to be addressed to improve the design.

- Recommendation 1 –
The panel recommends ensuring that privacy is considered for some of the internal courtyard-facing apartments (particularly the corner apartments which in part could be solved with a strategic planting of a well considered landscape plan. Incorporate biophilic design elements within the site, to increase the amenity of the apartments and the well being of the residents.
- Recommendation 2 –
The panel recommends engaging an expert lighting designer, and including circadian rhythm driven lighting (i.e. appropriate to a health care facility) for improved wellbeing and better day/night rhythm response.
- Recommendation 3 –
The panel recommends the appropriate acoustic treatments along the Kurrajong Road frontage, to reduce road noise to the appropriate levels for a contemporary residential facility.

4.7. Safety

The panel recommends a high level of safety be prioritised in the redesign of the building and the design of the landscape. The panel believes safety will be improved by adopting the following recommendation.

- Recommendation 1 –
Whilst the panel supports the approach to achieve site permeability and the vision for an 'open village', the panel recommends seeking advice on site management issues, including security edges and sight lines to avoid undesirable behaviour.

4.8. Housing Diversity + Social Interaction

The panel are very supportive of a mix type of housing (apartments all the way through to assisted living units) for an aged-care facility which they believe is a more sophisticated brief and design response than the older single mode type.

- Recommendations –
NIL.

4.9. Aesthetics

The panel notes that the design was of a good quality and encourages the redesign of the building (in massing and scale to achieve the 18 metres height limit) maintain the same or a higher level of design standard.

- Recommendation 1 –
The panel supports the architectural language of the proposal and encourages the continuation of this approach in the redesign and landscape design.

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 generally supported however, the applicant is to respond to recommendations made by the panel, with the resubmitted design returning to the panel for re-assessment.