

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
15th April 2020**

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson	Government Architect Office
Alf Lester	Panel Member	LFA
Caroline Pidcock	Panel Member	Pidcock

ITEM DETAILS:

Application Reference Number: DA-18/2020

Property Address: 1-5 Anderson Avenue Liverpool

Council's Planning Officer: Emmanuel Torres

Applicant: BCL2 Limited

Proposal: Demolition of existing structures and the construction of a 5-storey residential flat building containing 63 dwellings, together with 2 levels of basement parking, landscaping, and associated strata subdivision. The application is lodged pursuant to 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. 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-18/2020, 1-5 Anderson Avenue, Liverpool, 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**.

Following a presentation on 14th February 2019, the following DEP recommendations were made:

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday 14th February 2019****DEP PANEL MEMBERS PRESENT:**

Rory Toomey	Chairperson	GA NSW
Alf Lester	Panel Member	LFA
Geoff Baker	Panel Member	GBDC - DEP

APPLICANT REPRESENTITIVES:

Anthony Nolan	Kennedy Associates
Duncan Reed	Kennedy Associates
Glenn Amanonce	BlueCHP
Pau-Lahi Ha'angai	BlueCHP
Tyson El-Moller	Creative Planning Solutions

APOLOGIES:

Nil

OBSERVERS:

Glen Ford	Senior Development Planner	Liverpool City Council
Peter Oriehov	Development Assessment Planner	Liverpool City Council
Scott Sidhom	Coordinator Urban Design	Liverpool City Council

ITEM DETAILS:

Item Number: 3

Application Reference Number: PL-120/2018

Property Address: 1-9 Anderson Avenue, Liverpool NSW

Meeting Venue: 33 Moore St, Liverpool NSW 2170 - Glasshouse Room (Level 5)

Time: 2:00pm – 2:45pm

Proposal: Demolition of existing structures, on site and amalgamation of five (5) lots into one (1) for construction of a Residential Flat Building, being five (5) storeys in height for sixty-four (64) units of affordable rental housing with one level of basement car parking for 52 cars.

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 occurs, 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-120/2018, 1-9 Anderson Avenue, Liverpool 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

- Recommendations – NIL.

The Panel noted that the contextual setting was appropriate for medium density housing.

4.2. Built Form + Scale

- Recommendation 1 –
The Panel recommends revising the design to achieve a refined level of built form and enhance articulation.
- Recommendation 2 –
The Panel recommends revising the design to meet Council's FSR and height controls. The Panel does not support the proposed breach of Council's FSR and height controls (i.e. lift overruns that exceed height controls would be acceptable, but not rooms).
- Recommendation 3 –
The Panel recommends revising the design to diminish the height and bulk of the centre portion of the building. (The goal is to achieve taller and bulkier building-ends). The Panel considers that the proposed building is out of scale with the site. The Panel recommends achieving more ground-level communal open space, potentially by reducing the footprint of the middle sector of the building.
- Recommendation 4 –
The Panel recommends revising the design to achieve further articulation on the south side of the building (rather than the north side) to improve the amenity of the upper level spaces and better utilise solar access.
- Recommendation 5 –
The Panel recommends further resolution of the north-facing ground floor apartments (i.e. that are long and linear in form and currently face communal open space). The Panel recommends creating high quality private open space linked to the ground level apartments. Private terraces should then be integrated with the balance of communal open space.

4.3. Density

- Recommendation 1 –
The Panel recommends that the proposal adhere to Council's FSR controls for the site.

The Panel is supportive of the overall building assembly strategy and outcomes that will be achieved through this proposal subject to design finesse of the external elements.

4.4. Sustainability

- Recommendation 1 –
The Panel recommends using photovoltaic technology to generate power for lighting and electricity purposes in common areas (e.g. with LED lighting of car park and all common

areas). This includes (if not implemented during initial building construction), future proofing the building to later incorporate photovoltaic panels (e.g. space for integrating panels into the building façade and/or covered shade areas on north of building/rooftop). This can be an attractive marketing feature for the development.

- Recommendation 2 –
The Panel recommends investigating opportunities to capture stormwater for re-use on site.

The Panel highly commends the low-waste and high efficiency construction system that is proposed.

4.5. Landscape

- Recommendation 1 –
The Panel recommends revising the landscape plan, as the open space area proposed currently runs the length of the rear of the building and is not readily identifiable as communal open space. Small gathering spaces could work well, given the distribution of housing types within the development. However, there should be one central space of more equal proportions (width to depth) as the communal focus. The Panel recommends fine grain treatments all the way through the landscape areas to the boundary (e.g. low brick walls and semi public-private spaces will work well).
- Recommendation 2 –
The Panel recommends including facilities (e.g. BBQ's, picnic areas) for residents within the defined communal open spaces.

The Panel notes the open space provisions at the rear of the building and on two rooftops. The Panel notes the provision of deep soil planting areas.

4.6. Amenity

- Recommendation 1 –
The Panel recommends that balconies are scaled to allow appropriate solar access into apartments.
- Recommendation 2 –
The Panel recommends ensuring a high level of thermal and acoustic performance in the design.

The Panel supports the high level of solar and ventilation amenity.

4.7. Safety

- Recommendations –
NIL.

4.8. Housing Diversity + Social Interaction

- Recommendation 1 –
NIL.

The Panel commends the level and distribution of social housing within the development. The Panel supports the rationale and location of affordable housing apartments on the ground level.

4.9. Aesthetics

- Recommendation 1 –
The Panel recommends the use of materials in their unfinished and unpainted state where possible (e.g. brick, concrete, timber). Where materials are applied with a finish, ensure that the highest quality materials are used and the lowest maintenance is required.
- Recommendation 2 –
The Panel recommends further development of the design is undertaken including enhanced articulation of the modular building system and revisions to communal open space. Ensure that balustrades and sun shading are varied responding to height above ground, privacy and aspect.

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 in principle. The amended documentation addressing the identified issues is to be returned to the Panel.

The Design Excellence Panel reviewed the amended documentation, considered the various issues that were raised and prepared the following recommendations:

Overall, the Panel noted that the design has been significantly improved and that there has been a comprehensive response to the recommendations provided by the Panel at the previous DEP meeting.

- The staggering of the floor plates, articulation and modulation of the building has been handled successfully.
- The articulation of the building massing has been carefully considered as illustrated in the 3D renders.
- The Panel supported the proposed materials and, in particular, the extensive use of brickwork.
- Given the quantum of Gross Floor Area (GFA) on the site, non-compliance with setback controls is unacceptable. The overall size of the apartment in the north western corner of the site should be reduced to achieve compliance (eg. convert into a one-bedroom apartment).

- The Panel supports the design of the north-facing communal open space areas.
- The Panel recommended implementing measures to improve the energy efficiency, water use and thermal comfort of the development. This included consideration of the performance of windows and doors, tighter building seals, capturing and storing water on-site for irrigation and photovoltaic panels to power common area lighting. In a building of this size, substantial positive outcomes can be achieved from a sustainability perspective. The Panel recommended that the Proponent liaise with Council and set clear sustainability targets for the project.
- The Panel supported the series of independent entry points from Anderson Avenue, all of which provide through-access to the northern landscaped communal areas as well as access to stairs and lift cores.
- The Panel considered that the graphics on the landscape plans require revision, eg. the line work representing changes in paving types can be reading as walls or steps (i.e. inferring a change in level). Revise the plans using lighter line weights to resolve this issue.
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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. Recommendations made by the Panel should be addressed and incorporated and the amended plans reviewed/approved by Council.