

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING  
Thursday 9<sup>th</sup> September 2021**

**DEP PANEL MEMBERS PRESENT:**

Matthew Taylor	Chairperson	Taylor Brammer Landscape Architects
Sam Crawford	Panel Member	Sam Crawford Architects
Garth Paterson	Panel Member	Paterson Design Studio

**APPLICANT REPRESENTATIVES:**

Bernard Moroz	BMA Urban
Rachid Andary	Fuse Architects
Alain Assoum	Fuse Architects

**OBSERVERS:**

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

**ITEM DETAILS:**

Application Reference Number: DA-221/2021

Property Address: 1 Harvey Avenue Moorebank

Council's Planning Officer: Emmanuel Torres

Applicant: FUSE Architects

Proposal: Demolition of existing buildings and ancillary structures and subsequent construction of a five (5) storey residential flat building over two (2) levels of basement parking and related landscape

**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-221/2021, 1 Harvey Avenue Moorebank.

## **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**

- Panel notes that the proposed development is located on a irregular shaped site at a prominent location; and acknowledges that the locality is currently under transformation.
- The Panel notes that Moorebank has a very pleasant amenity ) and recommends the applicant consider the existing character and amenity and make a positive addition to the existing context.
- Panel acknowledges that the applicant has provided a suitable contextual analysis in relation to broader neighbourhood context and responds well to the surroundings.

### **4.2. Built Form + Scale**

- Panel supports the overall built form and scale for the proposed building. Panel encourages the applicant to strive for design excellence with particular regard to the detailing of the built form.
- Panel notes that the building layout incorporates a generous breezeway that allows for a natural airflow and cross ventilation through the core of the building. Panel recommends the applicant ensure that the core is protected during unfavourable weather (i.e., during severe rainy days).
- The Panel notes that the entrance to the building presents well through the articulation of the built form. Panel recommends the applicant to include further articulation along the northern façade.
- Panel requires the applicant to provide more details concerning the interface of the public, semi-public and the private realm. Including detailed 1 ; 20 sections that explore this relationship and mediation with the use of architectural and landscape elements as a coordinated design theme. This is to ensure that the public/private interface is well

considered and allows for the use and enjoyment of the private open spaces when adjacent to the public realm.

- Panel notes that the adjoining site will be developed in future. Panel suggest the applicant investigate screening of the balconies to mitigate the potential of privacy issues. Panel recommends the applicant incorporate movable screens or similiar to provide visual privacy from adjoining buildings and future developments on neighbouring sites.

#### **4.3. Density**

- Panel notes that the proposed density aligns with the development potential for the site.

#### **4.4. Sustainability**

- The Panel recommends the applicant to incorporate adequate sustainability initiatives as part of the development including Photovoltaic (PV) panels, storm water detention systems and utilise water for irrigation on site. Panel recommends the applicant to provide more details for storm water detention system being proposed on site.

#### **4.5. Landscape**

- Panel notes that the development proposes Communal Open Space (COS) on the ground floor. Panel recommends the applicant to consider providing additional COS on the roof level to provide a better amenity for the residents and include an accessible toilet at roof level. Panel recommends the applicant to investigate locating the COS towards the northern side of the building to reduce overshadowing and achieve a better solar aspect to the COS.
- Panel notes that the design of landscape is commendable, however the proposed COS is awkward in its layout and is not a good design outcome. Panel recommends the applicant to further investigate the amenity and outcome for the COS at ground level. Panel recommends the applicant to consider appropriate tree species to create visual permeability using CPTED guidelines to ensure the general safety for the residents.
- Panel notes that the landscape is heavily dependent on the existing trees located on the adjoining lots. Panel recommends the applicant to achieve 40% tree canopy cover within the site and provide additional canopy trees within the subject site with a mix of planting species. The current proposal is a high percentage of proposed palms, the Panel recommends a balance of palms and evergreen native canopy trees.
- Panel recommends the applicant to look at the transition of the POS and the communal areas/streets to achieve a better design outcome provide enhanced amenity for the residents. As noted above.
- Panel required the applicant to incorporate green elements along the driveway and provide a volume of greening within the site that provides a balance between built form and landscape.
- Panel recommends the development to provide footpaths within the public domain along the site boundaries as a public realm contribution.

#### **4.6. Amenity**

- The Panel notes that the proposed development overshadows the existing neighbouring dwellings. Panel recommends the proposal to be mindful of the amenity for the neighbouring lots.
- Panel requires the applicant to investigate the solar exposure to the COS at ground level and recommends the applicant to reconsider the design of the COS to achieve a more usable space.

#### **4.7. Safety**

- The Panel requires the applicant to incorporate CPTED principles within the design of the building entries and ensure adequate passive surveillance near the entrances.

#### **4.8. Housing Diversity + Social Interaction**

- Panel supports the proposed residential mix for the building.

#### **4.9. Aesthetics**

- Panel supports the overall materiality of the proposed built form and encourages the applicant to refine the design of the building with respect to its materiality and detailing of the fine grain elements.
- Panel recommends the applicant to incorporate greater articulation of the northern and southern facades to better respond to the climate of Western Sydney.

### **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