

COMPLIANCE TABLE – SEPP 65 DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

420 Macquarie Street Liverpool

PRINCIPLE		COMMENT	COMPLIES
Principle 1: Context	<p><i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i></p> <p><i>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</i></p>	<p>Following a rigorous process of site & urban design analysis; explorative concept design; wide ranging consultation with Council and specialist consultants; Mosca Pserras Architects propose a contemporary response to this key site which will celebrate this important opportunity for this Precinct.</p> <p>From the outset, the decision to employ a distinctly contemporary language was taken to avoid architectural pastiche via the replication of the old. Considered urban design principles which align with Development Control Plans and concepts of human scale are proposed to make this a focal point to the southern gateway of Liverpool's Central Business District.</p> <p>The site is located at the end of the Macquarie Street Corridor and is undergoing a major transition to a higher density mixed-use precinct. To the North East we have the Liverpool city centre awaiting mixed use developments addressing this corridor. To the North West we have the revitalized Woodward Park. To the South East and South West we have the residential suburb of Liverpool with a mix of new and old housing stock.</p> <p>The development is intended to complement and positively contribute to its surrounding context.</p>	✓
Principle 2: Scale	<p><i>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</i></p> <p><i>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</i></p>	<p>Compliance with this principle is demonstrated by the proposal following good Urban design concepts that affect scale.</p> <p>Street elevation heights should relate to neighbouring context. Upper layers of the buildings are hierarchically diminutive in scale and language. Corners identified with positive, well-proportioned form, built to complement the development. As the precinct is undergoing a transition as described in Principle 1, heights of the</p>	✓

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		<p>proposed development on the street wall heights of the proposed development have been carefully considered and will be generally compatible with future development along the Macquarie Street corridor.</p> <p>Proposed orientation of buildings are consistent with Councils vision for the area. Individual tower footprints allow for a well-articulated individual harmonious development.</p> <p>These concepts ensure consistency with this principle.</p>	
Principle 3: Built Form	<p><i>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The principal concepts of the built form are:</p> <ul style="list-style-type: none"> -To establish a street wall façade along Macquarie Street. -Intersection to have a built form that provides a gateway marker to this precinct. -Street wall facade to have a base, middle and upper, promoting active ground floor uses. -Introduce two Residential tower buildings. -Raise Communal Open Space to a higher podium level. -Communal Open Space to address each tower building. -Tower building forms for residential usage above podium allows for a higher level of amenity. -Tower building forms are punctuated, articulated to reduce scale. <p>These design concepts ensure consistency with this principle.</p>	✓
Principle 4: Density	<p><i>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</i></p> <p><i>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future</i></p>	<p>The site has height and F.S.R controls set out in the LEP and DCP. The development will fit well within its context and will be reflective of future mixed use developments that will occur along this corridor to the north.</p> <p>It has been conceived to provide a rich mix of apartment types to</p>	✓

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	<i>density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</i>	<p>best serve the community and is consistent with the DCP vision for development in an area that is anticipated to undergo major transition.</p> <p>The proposed density is appropriate, based on the sites attributes such as accessibility to multi-modal transport, local and nearby facilities.</p> <p>Whilst the height and F.S.R depart from the LEP controls the proposal will result in a diverse mix of affordable housing for Liverpool City Centre. Height and F.S.R has been redistributed to the two towers to minimize environmental impact</p> <p>The development is therefore consistent with this principle.</p>	
Principle 5: Resource, water and energy efficiency	<p><i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i></p> <p><i>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</i></p>	<p>The development meets the provisions under SEPP and BASIX which seeks to achieve energy and water efficiency and improved thermal performance of the proposed development. As part of the compliance with the SEPP and to meet the provisions contained within this part, the proposal will incorporate features relating to ESD in the design and construction of the development, including water efficient fixtures, energy saving devices and thermal efficiencies.</p> <p>In terms of design elements, the residential components have been designed to achieve a high level of cross flow ventilation and good solar access consistent with the provisions contained within the Residential Flat Design Code.</p> <p>The development aims to minimize excavation and associated landfill and carbon emissions. Natural ventilation has been maximized.</p> <p>These design principles ensure consistency with this principle.</p>	✓

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Principle 6: Landscape	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</i></p> <p><i>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</i></p> <p><i>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</i></p>	<p>The proposed development provides for communal open space, which equates to the required percentage of the overall site area. The landscaping will be carried out in accordance with the Landscape Concept Plan submitted with the development application. The scheme provides for active and passive landscaped areas that greatly add to the amenity of the development. Additionally each dwelling has a private open space in the form of either a courtyard or a balcony.</p> <p>These design principles ensure consistency with this principle.</p>	✓
Principle 7: Amenity	<p><i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i></p> <p><i>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</i></p>	<p>The design provides adequate levels of internal amenity for future occupants. Generally the apartments within the residential component of the development will have good sunlight and solar access, natural ventilation and have suitable visual and acoustic privacy. This is consistent with the provisions contained under the RFDC.</p> <p>The apartments will have appropriate storage and effective floor plan layouts and will be provided with private open space areas either in the form of a courtyard or balcony.</p> <p>Common open space podiums with district views provide areas of outdoor recreation for all residents. Multifunction and kids games rooms are proposed for level 5 which will assist in delivering a higher level of amenity than normally experienced.</p> <p>The development will be required to comply with the requirements</p>	✓

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		<p>contained under the Building Code of Australia (BCA) that defines minimum acceptable construction outcomes to minimise noise transfer between units and provide for natural ventilation and daylight.</p> <p>Access for all is a fundamental tenet of the development as defined in the accompanying access report.</p>	
Principle 8: Safety and security	<p><i>Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</i></p>	<p>The proposal provides good passive surveillance with sight lines across the site and to the adjacent streets and lanes. The mixed use component of the development will provide active use of the site, which in turn will have the positive outcome of lengthened surveillance during the day where there will be a high use by the public and in the evening/ night by residents within the complex. This is encouraged as a design element under the Crime Prevention Through Environmental Design Principles (CPTED). Suitable street and ground level lighting will be provided within the development to maximise surveillance opportunities at night and to reduce concealed areas. The basement car park will have security doors restricting access to resident parking and suitable lighting will be provided within the basement.</p> <p>As demonstrated within the accompanying plans and information, the development is consistent with the principles contained within CPTED.</p>	✓
Principle 9: Social Dimensions	<p><i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i></p> <p><i>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</i></p> <p><i>New developments should address housing affordability by optimising the provision of economic housing choices and</i></p>	<p>The proposal will provide for a wide variety of apartment layouts and sizes that will improve choice and compliment the type of housing within the available area. Communal residential spaces will be provided to allow for opportunities for social interaction and recreation. Commercial premises will be designed to provide publicly accessible spaces for social interaction and possibly for convenience shopping.</p> <p>Affordability has been a key driver in the design of the apartments</p>	✓

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	<i>providing a mix of housing types to cater for different budgets and housing needs.</i>	<p>resulting in the decision to provide 149 dual key apartments.</p> <p>These design principles ensure consistency with this principle.</p>	
Principle 10: Aesthetics	<i>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i>	<p>As described in Principle 1, from the outset, the decision to employ a distinctly contemporary language was taken. Form, material, finish and colour reinforce an inspirational proposal.</p> <p>Introducing a street wall facade with a podium and tower elements provides an attractive built form to the area.</p> <p>In essence the Street wall facade frames the street while the towers establish an interesting skyline.</p> <p>The aesthetic of the architectural design is therefore consistent with the objectives of principle 10.</p>	✓