

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 7-9 Castlereagh Street & 8-12 Copeland Street, Liverpool

Application Number: DA-631/2015

Panel Members Present

Helen Lochhead

Russell Olsson

Kim Crestani

Geoff Baker

Assessing Officer

Rodger Roppolo

Officers in Attendance

Rodger Roppolo

Applicants Name and / or Representatives:

Glory Property Group

Frank Mosca – Mosca Pserras Architects

Greg Koutoulas – Mosca Pserras Architects

Patricia Docherty – APP Corporation Pty Limited

Dave Wang – Glory Property Group

Date of Meeting: 20 August 2015

Item Number: 2

Chair:

Helen Lochhead

Convenor:

Lina Kakish

GENERAL INFORMATION

The Liverpool Design Excellence Panel (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.

The 9 design quality principles will be grouped together where relevant, to avoid the unnecessary repetition of comments.

PROPOSAL

The proposed development at 7-9 Castlereagh Street & 8-12 Copeland Street, Liverpool is for the construction of two nine storey residential flat buildings containing 120 residential units including demolition of existing buildings, tree removal, landscaping and ancillary site works.

The proposal has not been before the Panel previously.

PANEL COMMENTS

The 9 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 comments in relation to the project:

- Compliance with Council's Controls and SEPP 65 and the Apartment Design Guide is expected
 - A comprehensive site analysis and investigation of options that demonstrate feasible development configurations and massing to both the subject site and the adjoining properties impacted should be presented. Investigations should demonstrate how the proposed site layout and massing is the optimal configuration for development in terms of contextual fit, solar access, and amenity
 - Significant trees which are in good condition should be retained on the site. An arborists report should be provided as all trees were indicated to be "removed" on the landscape architects documents.
 - Buildings exceed the recommended building depth. The Panel considers there is an opportunity to reduce the building footprints and increase height to comply with the 11 storey limit. Alternatively, the applicant could have a lower wing bridging between the two buildings to connect them and improve solar access.
 - Deep floor plate also results in a number of inboard rooms with no ventilation or natural light. Internal storage rooms (rooms labelled "S" on plans) that have the potential to be turned into bedrooms are not acceptable. Study nooks with cupboards for storage may be a more appropriate solution and could address this issue.
 - Two lifts are required in the taller building to accommodate redundancy for the number of units.
 - The design needs to incorporate naturally lit and ventilated corridors.
 - The applicant noted that only one fire stair is required in the lower building due to a fire engineered solution. This needs to be verified.
 - In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans should be referred back to the Panel for comment.
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LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 7 - 9 Castlereagh & 8 - 12 Copeland Street

Application Number: DA-631/2015

Panel Members Present: Olivia Hyde
Helen Lochhead
Russell Olsson
Geoff Baker

Assessing Officer/Unallocated: Rodger Roppolo

Officers in Attendance: Rodger Roppolo

Applicants Name and / or Representatives: No applicants

Date of Meeting: 4 February 2016

Item Number: 3

Post Lodgement ☒

Chair: Olivia Hyde

Apologies:

Convenor: Jan McCredie

GENERAL INFORMATION

The Liverpool Design Excellence Panel (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.

The 9 design quality principles will be grouped together where relevant, to avoid the unnecessary repetition of comments.

PROPOSAL

The proposal for 7 - 9 Castlereagh & 8 - 12 Copeland Street has been to the DEP previously. The Panel considered that although some changes had been made the development application had not addressed many of the issues that were raised previously. As the proponent and architect were not present at the Panel session the proposal was assessed without them.

PANEL COMMENTS

The 9 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 comments in relation to the project:

- The application for a development on this site results in the isolation of the site at 6 Copeland Street.
- The applicant is to demonstrate to Liverpool City Council that a reasonable offer has been made to the owner of 6 Copeland Street to purchase this adjoining site so that the sites can be amalgamated.
- The site analysis is incorrect and does not reflect the adjoining approved DA to the north and site ownership.
- The applicant must supply Council with an accurate site analysis plan.
- The setbacks for both buildings from the northern boundary is to be 6 meters for the first 4 levels and 9 meters for the levels above, in accordance with the SEPP65 ADG.
- The building is to comply with Council's 8 metre set back from Copeland Street.
- The building is to be aligned with Copeland Street in accordance with the D.C.P requirements.
- The design has not satisfactorily addressed a number of the key issues raised at the previous meetings:
 - Compliance with ADG e.g. the northern boundary setback for both buildings.
 - The depth of buildings which are still 20 metres deep and not 18 metres.
 - The retention of the 'internal' (i.e study nook) rooms as a result of the building depths
- The Panel supports the retention of the two substantial trees on the site but notes that there is;
 - No arborist report as was requested
 - No information as to whether there is an opportunity to retain more than two of the trees on site.
- The previous comments also requested a massing options study. This has not been provided.
- The panel cannot support the application in its current form.
- It would be beneficial for the architect to attend subsequent DEP sessions.

In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans should be referred back to the Panel for comment.

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 7-9 Castlereagh Street and 8-12 Copeland Street

Application Number: DA-631/2015

Panel Members Present: Olivia Hyde, Russell Olsson, Geoff baker

Assessing Officer/Unallocated: Rodger Roppolo

Officers in Attendance: Lina Kakish (Manager Development Assessment)
Frank Mosca (MPA)
Greg K (MPA)
Dave Wang (Glory Property)

Applicants Name and / or Representatives: Mosca Pserras Architects Pty Ltd

Date of Meeting: Thursday 17 March 2016

Item Number: 5

Pre DA ☐

Post Lodgement ☒

Chair: Olivia Hyde

Convenor: Jan Mccredie

GENERAL INFORMATION

The Liverpool Design Excellence Panel (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.

The 9 design quality principles will be grouped together where relevant, to avoid the unnecessary repetition of comments.

PROPOSAL

Construction of two nine storey residential flat buildings, comprising 120 units and underground car parking. Liverpool City Council is the consent authority and the Sydney West Joint Regional Planning Panel has the function of determining the application.

PANEL COMMENTS

The 9 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 Advisory Panel makes the following comments in relation to the project:

Site Isolation | Previous Meeting

The Panel considered at the previous meeting that the proposal at 7-9 Castlereagh Street and 8-12 Copeland Street was isolating the adjacent site at 6 Copeland Street. It is now understood by the Panel that the DA on 6 Copeland Street has lapsed and that this current proposal on 7-9 Castlereagh Street and 8-12 Copeland Street is now not isolating the site.

The architect outlined the revised proposal based on the minutes from the previous meeting.

The proposal:

- Now complies with the ADG in terms of boundary setbacks.
- Has deleted internal study rooms
- Is slightly deeper than the 18m deep recommendation in the ADG in some places, however in these areas kitchens are less than 8m from windows and direct sun is gained to living rooms. The average building depth is 18m, overall the proposal meets the objectives for building depth.
- Conforms with the LDCP 8m set back from Copeland Street

The Panel recommends that:

- large canopy trees are planted in all the deep soil zones.

The Panel supports the revised proposal providing the recommendations are incorporated.

This application does not need to be reviewed by the Panel again.
