

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 311 Hume Highway Liverpool Lot 71 DP1004792

Application Number: DA-896/2015

Panel Members Present: Olivia Hyde, Russell baker, Kim Crestani,
Anthony Bourke

Assessing Officer/Unallocated: Rodger Roppolo

Officers in Attendance: Rodger Roppolo

Applicants Name and / or Representatives: Hume Developments Pty Ltd

Date of Meeting: Thursday 22 September 2016

Item Number: 4

Pre DA ☐

Post Lodgement ☒

Chair: Olivia Hyde

Apologies: Nil

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

Mixed use development comprising three separate buildings built over a basement accessed from Gillespie Street. The three buildings comprise a 31 storey tower accommodating 240 residential units and 2 retail units (located on the ground floor of the tower building) and 2 x 8 storey residential flat buildings accommodating a total of 67 residential units. Car parking, site works, infrastructure works and landscaping is also proposed (Note: 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 Panel makes the following comments in relation to the project:

Planning Issues

- The planning background had been outlined to the panel.

The architect outlined the proposal.

- The tower has 6-8 units per floor, and a small footprint resulting in a tall slim tower with a generous set-back to the Hume Highway and the heritage hotel. Roofs on lower buildings are green but non accessible. Elevation of the tower is organised into 3 separate sections.

The panel made the following recommendations:

- All units must comply with the ADG requirements.
- Some of the apartment plans need to be revised to ensure that they can accommodate appropriate furniture. Plans are to show furniture layouts.

Hoxton Park Road Buildings

Party Walls

- Where there is a wall on a boundary creating a party wall condition the units must be designed to relate to any proposed building on the adjacent site. These boundary walls are to be designed as complying party walls.
- Consideration must also be given as to how these are finished / treated if the adjacent development does not go ahead in the near future.

Ground Floor Uses

- The ground level on Hoxton Park Road are to be used for non-residential mixed use / soho / home/work etc.

Tower

- The proposal has 3.0m floor to floors. The panel recommends a minimum floor-to-floor height of 3050-3100mm if required. This enables a floor-to-ceiling height of 2.7m to be easily achieved without bulkheads or dropped ceilings
- Need to consider whether there is an impact from the wind at the corner of the Hume Highway and Hoxton Park Road.
- Architect is to produce 1 to 20 cross sections of the façade detailing to accompany the DA plans. This will enable the panel to understand the proposal and be assured of the design quality will be retained when the building is developed
- The panel suggest vertical blades could be located on the lower levels of the tower rather than the top levels of the tower building where they may impact negatively on views. This intervention on the lower levels may assist getting a better relationship with the heritage building on the adjacent southern site. The blades should be adjustable

Communal open space

- There is limited communal open space. The communal open space located in the courtyard is overshadowed. The panel suggests that some communal open space is located on the rooftop of the tower building.

General Notes

Note: All SEPP 65 apartment buildings must be designed by an architect and their registration number is to be on all drawings. The architect is to attend the DEP presentations.

Quality of construction and Material Selection

Consideration must be given by the applicant to the quality of materials and finishes. All apartment buildings are to be made of robust, low maintenance materials and be detailed to avoid staining weathering and failure of applied finishes. Render is discouraged

In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans do not need to be referred back to the Panel for comment.
