

Minutes

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 25 Scott Street Liverpool

Application Number: PL-114/2015

Panel Members Present: Russell Olsson; Kim Crestani; Anthony Burke.

Note :Russell Olsson left the panel after a brief introduction. He provided his comments to the other panel members

Assessing Officer/Unallocated: Shannon Rickersey

Officers in Attendance: Lina Kakish; Shannon Rickersey

Applicants Name and / or Representatives: Anthony Elazzi; Mark Elazzi; Andrew Elazzi [Site owners]; Steve O'Connor [KDC Pty Ltd]; Rod Urnarte; David NGO [Group GSA]; Jerry Edwards [Taylor Construction]

Date of Meeting: 22 October 2015

Item Number: 5

Pre DA ■

Post Lodgement ■

Chair: Kim Crestani

Apologies: Helen Lochhead, Russell Olsson

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

Provision of new commercial building with basement carparking

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 architects presented the scheme. They noted that :
 - DFACS will be :
 - leasing 50% building.
 - having a 24 hours call centre
- The Panel noted the following :
 - that the boundary to the west of the proposed building where a laneway is proposed connecting Scott Street to Railway Serviceway needed to be designed to address and safeguard this interface. For example – a small retail interface such as a café would activate the lane.
 - GSA were designing an appropriate active interface
 - The Panel suggested that shade was to be provided on the upper level roof garden
 - The glazing selected had considered the environmental façade heat loadings and was appropriate for a Grade A office Building.
- The panel considered that it was a well resolved building. The panel commended the architects on the proposed materiality and recommended that the high quality façade details and materials proposed are retained in the DA Conditions.

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

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