



Liverpool City Council
Attention: Taylar Vernon
Senior Development Planner

Date: 16th September 2016

Dear Taylar,

RE:

Application No. DA -1212/2015

Address: 17 – 23 Goulburn Street, Liverpool (Lots 1, 2, 3 & 4 DP13932)

Description: Construction of a 9 storey residential flat building, comprising of 2 blocks with a total of 108 units and 2 levels of Basement parking with associated Tree removal

We refer to your matters of concern Memo dated 1st September 2016 (1/09/2016) in regards to the above Development Application. We wish to thank you for the remarks and the guidance with the above application. The applicant has instructed us to make all the necessary amendments to comply with your requirements.

We have amended the following plans to address the following items within your memo which include comments from the DEAP and JRPP:

- Architectural plans (Full Set)-Issue C *prepared by Gus Fares Architects;*
- Revised Landscape Plan -Issue B *prepared by A Total Concept;*

The amendments are as following:

Massing

1. ***The main entrance and massing of the building is still not properly resolved, and there needs to be better resolution of the main ground level foyer to integrate stairs, ramp, letter boxes and if possible some bench seating to encourage communal social interaction.***

The main entrance and massing of the building has been resolved. Refer to revised Architectural Plans.

2. ***The Goulburn Street 'east/ west wing' entrance is to be recessed to give more definition to the envelope either side. This requires sliding back the central apartments to make a sculptural incident between the buildings and create more recessive and less recessive areas. The colour palette should reinforce this massing.***

This issue has been addressed. Please refer to the revised Architectural Plans.

3. ***The existing horizontal frame around the lower level street balconies is dark grey and the background colour is light. It is recommended to reverse these colours, so that the white frame visually stands out and the background is visually recessive.***

Proposed colours of the horizontal frame around the lower level street balconies have been reversed. Please refer to revised elevations submitted.

4. ***To obtain better natural light and ventilation potential for the lift lobbies, and a more central location in each wing, rearrange the lift cores and consider alternative, more efficient stair layouts.***

The proposed development has been designed to comply with the BCA and Solar Access requirements of the SEPP 65 Apartment Design Guide. Thus, maximising passive ventilation and natural solar access to the proposed units take precedence over passive services to proposed lift lobbies. During the design stage of the development, reiterations of the design and massing analysis was studied to ensure that the design accomplished the best outcome for residents. The proposed location of lift lobbies achieves the best functional outcome and comfortable indoor environment for dwelling occupants and thus the location of lift cores have not been re-arranged.

5. ***A smaller setback should be provided from the laneway boundary so that the separation distance is taken from the centre line of the laneway not the site boundary. If the building is located closer to the laneway it would enable a more generous deep soil zone along Goulburn Street and planting of larger trees within the property boundary in front of the Building. Panel recommends ADG compliance rather than DCP compliance in this instance as it gains the benefit of planting to both sides of the building.***

Setbacks on Goulburn Street and Goulburn Lane have been revised.

We have revised the setbacks on Goulburn Street and Goulburn Lane to provide opportunity for planting along both sides of the development. Refer to revised Architectural and Landscape Plans.

6. ***The Panel remains concerned about the bulk / mass of the building, and the proposal as presented does not ameliorate this concern, Building articulations remains unsatisfactory. The building does not yet represent an excellent design solution for a building of this scale and more work on the development of the architectural expression of the project is required. The massing and articulation need to be further modified so that the building appears less bulky.***

Elevations, materials and finishes schedule have been revised. Please refer to the revised Architectural Plans.

7. ***Level 8 is set back to comply with the Liverpool DCP. Noted that this level can only be 20% of GFA according to the LDCP 2008 City Centre, the street setback control on level 8 (i.e. above 25m) is 500sqm, maximum building depth of 16m.***

The building on level 8 has maximum 16m depth and GFA of 241sqm on Level 8 and therefore complies with this requirement (less than 500sqm and 20% of the total gross floor area of the development). Please refer to revised Architectural Plans.

- 8. *The Waste collection should be in the basement. The bin storage is to be located in the basement and the temporary storage relocated so that it does not impinge on the communal courtyard area and the view from the entrance.***

Refer to revised Architectural Plans; temporary bin storage has been relocated as recommended.

Materials

- 9. *The panel support the use of more brick and less render in the proposal, and a simplification of the overall material palette. All apartment buildings are to be made of robust, low maintenance materials and be detailed to avoid staining, weathering and failure of applied finishes.***

Due to the scale of the building, technical and structural reasons, light-weight construction is preferred over brick construction. This proposal reasons that Brick construction is not suitable for a development of this scale, as it not only complicates the building process but also consequently creates additional and unnecessary weight on the development's structure. Please refer to the revised Schedule of Finishes.

- 10. *The inclusion of a 1:20 detail façade section would enable better explanation of the intended construction with integration of structure, materials and services.***

There is not enough information at this stage. When the Materials have been finalised, a 1:20 detail façade section will be provided at CC Stage.

- 11. *Apartments B101 and above, A102 and A403 and above need to be re-planned so that corridor circulation is not so convoluted.***

The proposed development has been designed to comply with the BCA and Solar Access requirements of the SEPP 65 Apartment Design Guide. For this reason, units have not been changed as compliance with the Apartment Design Guide takes precedence over circulation planning of the corridor.

- 12. *The bedroom sizes need to be confirmed as some appear less than ADG requirements.***

According to Clause 4D-3; Master Bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space), Bedrooms have a minimum dimension of 3m (excluding wardrobe space).

The development complies with the ADG Clause 4D03. Please refer to the revised plans to confirm the developments compliance.

- 13. *The relationship of corner apartments still needs to be addressed.***

Units have been designed and orientated to achieve the best outcome for dwelling occupants. Noting the orientation of the site, the proposed internal layout of units have been articulated to enhance the streetscape façade along Goulburn Street, as well provide functional, well organised and comfortable layout of spaces in accordance with the dimensions of rooms within the SEPP65 ADG. Units proposed on the corners of the development address both Goulburn Street whilst providing a high quality of living standard, thus optimising opportunities for dual aspect passive ventilation, solar access and the overall environmental performance of the development. In addition to this, the provision of private open spaces has been integrated into the overall architectural form and detail of the building.

Please refer to the revised Architectural Plans for detail.

Common Open Space and Landscaping

14. The common open space on the roof requires a universal WC/ barbeque facilities/ shade and landscaping as there is currently no amenity.

Residential Amenity on the roof top communal open space has been incorporated into the design. Amendments include the addition of two universal WC facilities, as well as barbeque facilities, shading devices and landscaping. Please refer to revised Architectural Plan and accompanying Landscape Plan.

15. The communal open spaces at ground level and Level 8 must in aggregate comply with the ADG standards: minimum area equal to 25% of the site area and minimum 2 hours solar access in midwinter to 50% of the communal open space.

This item has been addressed. Please refer to the revised Architectural Plans which demonstrates compliance.

16. A Landscape Plan is required, and should indicate optimum use of deep soil zones for significant vegetation.

Please refer to the revised Landscaping plans submitted which documents the deep soil zones.

Should you wish to discuss, please do not hesitate to contact me on 9635 3838 or by email at gus@gfares.com.

Yours faithfully,

Gus Fares Architects Pty Ltd



Gus Fares AIA
Architect