

## DA-1066/2015 Design Quality Principles

Principle	How does the development address the principles?
<p><b>Principle 1: Context and Neighbourhood Character</b></p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.</p> <p>Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<ul style="list-style-type: none"> <li>• The proposal is for a mixed use development incorporating commercial and residential uses. Located within the city centre precinct, the proposed development will bring services and amenity to the local community. The development incorporates active commercial street frontage that will contribute to a diverse range of uses for the community thus generating a point of interest. The development will assist to invigorate the existing area and generate increased pedestrian activity along Macquarie Street and Castlereagh Street.</li> <li>• There are three integrated buildings proposed within the site. A conceptual approach that dealt with the variety of scales within the site was established to create a cohesive development. The intention was to transition in scale incrementally in stepped forms from the fine grain contextual street edge to the south west to the larger scale mixed use development to the north east.</li> <li>• Certain architectural elements are repeated throughout to unify the development as a whole across the various scales, for example the street wall 'web' embraces and assists in adding a material unity and a common language to the street wall.</li> <li>• The tower apartment form is another scale transition again and is a deliberately distinct built form, whose mass has been articulated to assist in breaking down the appearance of the built mass.</li> </ul>
<p><b>Principle 2: Built Form and Scale</b></p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• The bulk of the proposed development is consistent with the controls set out in the Liverpool DCP 2008 Part 4 Development in Liverpool City Centre. The bulk is situated within the site, setback from Macquarie Street, Castlereagh Street and Norfolk Service Way. This provides opportunity to reduce scale at street edges where appropriate.</li> <li>• The height of the building is in accordance with that identified in the Liverpool Local Environmental Plan 2008. The building height is to be a maximum 23 storeys plus communal roof top common open space.</li> <li>• Architectural features such as the embracing web, alternating panels and balcony articulation will create patterns of light and shadow to enhance the facade and reduce the perceived bulk of the building mass.</li> <li>• Building mass is articulated to achieve discrete built forms to reduce the perceived bulk of the development.</li> </ul>

	<ul style="list-style-type: none"> <li>• Scale of built form reduces along the southern boundary to be consistent with future context and to contribute to the character of the area.</li> <li>• The built form is configured to create a entry forecourt in Castlereagh Street that provide a sense of address for the residential lobby, notwithstanding that the lobby is setback from the Castlereagh Street frontage.</li> </ul>
<p><b>Principle 3: Density</b></p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population.</p> <p>Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<ul style="list-style-type: none"> <li>• This application proposes a density of FSR 5.74:1 for this site, which is in accordance with allowable density for the site under the Liverpool Local Environmental Plan 2008.</li> <li>• The proposed density will benefit the public by enabling the proposed building to better respond to the future character of the town centre. The yield will allow for a high-quality design outcome and demonstrate investment in the precinct. In this location, a well-designed mixed use development will attract greater investment to the area. Additionally, increased height will aid in the identification of the building as a local landmark.</li> <li>• High densities are also considered to be sustainable within this area as they are supported by the site's proximity to: Employment, Liverpool CBD, Transport and Public Open Space.</li> </ul>
<p><b>Principle 4: Sustainability</b></p> <p>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.</p>	<ul style="list-style-type: none"> <li>• The development is designed to respond to the requirements of BASIX and the SEPP 65 Apartment Design Guide.</li> <li>• Apartment layouts are optimally designed for passive response solar design principles and cross ventilation as outlined in the Apartment Design Guide.</li> <li>• All corner and cross through apartments are naturally ventilated.</li> <li>• Outcomes of this development include: <ul style="list-style-type: none"> <li>60% minimum of apartments are cross-ventilated;</li> <li>70% of apartments have the required solar access in winter; Collection of roof rainwater for maintenance and irrigation of gardens; Provision of energy-efficient appliances</li> </ul> </li> <li>• Architectural details incorporating a range of projections and internal blinds for privacy and solar shading</li> </ul>
<p><b>Principle 5: Landscape</b></p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with</p>	<ul style="list-style-type: none"> <li>• Street planting will be provided in accordance with guidelines and specifications of Liverpool City Council and enhanced through additional planting within the</li> </ul>

<p>good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.</p>	<p>site boundary along Macquarie Street and Castlereagh Street.</p> <ul style="list-style-type: none"> <li>Residents have been provided with private open space in excess of SEPP 65 requirements.</li> <li>The communal open space will incorporate a pool, barbecue facilities and a communal herb garden. There is a total 1,288 m<sup>2</sup> of landscaped communal open space which is distributed across various separate roof top terraces on levels 1, 2, 4, 9, 11 and level 23 roof top providing a mix of active and passive landscape spaces for residents.</li> </ul>
<p><b>Principle 6: Amenity</b></p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility</p>	<ul style="list-style-type: none"> <li>The development provides the following mix of units and sizes: <ul style="list-style-type: none"> <li>- 26 % one bedroom apartments</li> <li>- 68 % two bedroom apartments</li> <li>- 6 % three bedroom apartments</li> <li>-10% of the units are designed to the requirements of AS 4299-1995 Adaptable Housing. 20% of units in total are designed to the Universal Design standards, including the 10% requirement for adaptable housing.</li> </ul> </li> <li>Units generally comply with SEPP 65 storage requirements within the units. Some additional basement storage will be provided to accommodate items such as bicycles.</li> <li>Communal open space will provide passive and active recreational opportunities. Raised garden beds and benches for seating; grassed, paved and planted surfaces; shaded, sunny and feature-lit areas will be provided.</li> <li>Balcony sizes generally exceed those required by the SEPP 65 Apartment Design Guide to ensure quality private open space for residents.</li> <li>Interior corridors have access to daylight and natural ventilation, with views out of the building to improve both amenity and sustainability.</li> <li>It is difficult for mixed use developments to locate lobbies close to streets. A landscaped forecourt along</li> </ul>

	<p>Castlereagh Street provides direct sight lines to the residential lobby and creates a sense of address for the residences located within the development.</p>
<p><b>Principle 7: Safety</b></p> <p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<ul style="list-style-type: none"> <li>• The address to the street has been carefully designed to ensure safe access to and egress from the building by ensuring direct sight lines to the residential lobby from the street.</li> <li>• The thresholds between public, communal and private areas are clearly defined to ensure a sense of ownership between the public and private domains.</li> <li>• Commercial frontages will provide lighting to the area at night, passive surveillance of the street and opportunity for night-time activation.</li> <li>• The development has a clearly defined residential entry forecourt from Castlereagh Street, with direct sight lines to the residential entrance lobby, which will enhance the activation of the street and provide passive lighting.</li> <li>• Apartments and open gallery walkways overlook communal open spaces providing passive surveillance to improve safety; the development is designed to avoid blind corners and hidden spaces.</li> <li>• Access to each building and individual apartments will be coordinated with a security key system.</li> <li>• Secure parking for residents is located within the basement with clear and direct lift access to the apartments. The entrance to the parking area is minimised to maximise street activation and surveillance.</li> </ul>
<p><b>Principle 8: Housing Diversity and Social Interaction</b></p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</p>	<ul style="list-style-type: none"> <li>• The proposed development provides housing choice. The communal open spaces, retail uses and public open space will encourage social interaction amongst residents and the community.</li> <li>• The ground floor address and the interface of buildings have been carefully designed to enhance street activation and frontage.</li> <li>• The proposed development will create opportunities for families in the surrounding suburbs to move within the area when their family needs change.</li> <li>• The provision of 43 one bedroom apartments in the development will provide for a more affordable entry point into the housing market.</li> <li>• 10% of units are designed to be adaptable to the needs of people with disabilities and to facilitate intergenerational changes and changing lifestyles.</li> <li>• Variety in sizing, aspect and outlook within apartment types will result in some price differentiation.</li> <li>• Dedicated residential communal open spaces are</li> </ul>

	<p>provided on various levels to support the communal life of the building. These spaces typically have direct access from the lift lobby.</p>
<p><b>Principle 9: Aesthetics</b></p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The intent of the aesthetics are:</p> <ul style="list-style-type: none"> <li>• to further develop and articulate the massing strategy for the site through the application of varying architectural languages</li> <li>• to respond to contextual opportunities and constraints including orientation, internal planning configuration, views to and from the site and to maximize residential amenity</li> <li>• to de-formalise the usual rigid and repetitive façades in multi-unit residential development</li> </ul> <p>through articulation and patterning of feature horizontal and vertical components and elements</p> <ul style="list-style-type: none"> <li>• to use a material and colour palette that appropriately reflects the desired character of the proposed development and to breakdown the mass of the building yet maintain a limited palette for cohesion over the whole development. This design response ensures an appropriate provision for the future desired character of the area as a mixed use development.</li> </ul>