

LIVERPOOL DESIGN EXCELLENCE PANEL

Property:	387 Macquarie Street Liverpool
Application Number:	DA-1066/2015
Panel Members Present:	Olivia Hyde, Kim Crestani, Russell Olsson, Anthony Burke
Assessing Officer/Unallocated:	Brad Harris
Applicants/Representatives:	Gregory Koutoulas (MPA) Frank Mosca (MPA)
Date of Meeting:	25 February 2016
Item Number:	3
Post Lodgement	<input checked="" type="checkbox"/>
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

Demolition of existing buildings and structures, excavation works. Construction of a mixed use building comprising of 3 levels of basement, with ground floor comprising of 7 commercial tenancies and residential lobby and 168 residential units above. Note: Liverpool City Council is the consent authority and the Sydney West Joint Regional Planning Panel has the function of the determining authority.

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:

The architect described the proposal and said it complied with solar access and cross ventilation requirements.

The Panel made the following comments:

- The height of the building around the courtyard is too great and should be reduced in height by 2-3 levels
- Consider implementing this change by deleting apartments 01 – 03 on the northern wing to ensure a better proportioned courtyard.
- This would enable the floor space to be reduced so that it complied with the FSR
- The open access to the units around the courtyard should be redesigned so that there are planters adjacent to the units providing privacy and a buffer between apartment windows and passers-by.
- The proposal is to comply with FSR.
- Acoustic report is required describing necessary measures to manage the significant noise impacts along Macquarie & Terminus Streets.
- Consider Introducing sound baffles into the underside of the floor above the balconies on these street frontages to assist in reducing the negative impacts of the sound from the traffic.

The Panel highly recommends engagement of a highly qualified artist/architect to design and develop the proposal for the façade screening elements.

The project only need return to the Panel in respect of the aesthetic resolution of the screening in relation to the overall façade design.
