

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 21 Atkinson Street Liverpool

Application Number: DA-84/2016

Chair: Russell Olsson

Panel Members Present: Kim Crestani,

Assessing Officer/Unallocated: Rodger Roppolo

Officers in Attendance: Rodger Roppolo

Applicants / Representatives: n/a

Date of Meeting: 19 May 2016

Item Number: 4

Post Lodgement: ☒

Apologies: Olivia Hyde,
Helen Lochhead

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 structures and construction of a mixed use development comprising of 4 ground floor commercial tenancies, community room, private gymnasium and 143 residential units over basement parking and 2 above ground parking levels.

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:

- All plans should have:
 - cross hatching to show FSR
 - furniture to scale on drawings
- The Panel also notes that they receive drawings at A3 scale for pre-meeting review, and that the floor plans for this project are effectively unreadable at this scale. Plans must be drawn so that they are readable at A3
- The architect's registration number has to be on all drawings

The Panel raised the following issues:

- The Applicant seeks to waive the 12 metre DCP set back from the rail corridor and the Panel has no objection, however Transport for NSW must agree to this in writing.

The Panel recommends:

- The deep soil area on Level 2 should extend above the easement as far as the boundary. It should be 6 metres wide and 4 metres deep and 25 metres long through to 1 metre above the podium on Level 3 to ensure adequate landscape as a visual buffer and shade protection from western sun in summer
- The application should include a 1:50 detail section and part elevation of the screen to the external facades because the drawings do not show how this is to be resolved. It would be useful to have more detail on the screen concept, and whether this might provide some meaningful graphic with local content.
- The east-west corridors in Blocks A and C are to be extended to have glazed ends towards the west.
- Balconies facing the railway line are to be wintergardens to reduce noise impact.
- On Levels 1 through 3, the excessively long corridors, both single and double loaded, should have more spatial relief internally to avoid being a gun barrel
- On these levels there should be glazing to the northern façade of the end of the corridor. This will require the balcony on B305 to be relocated to the northern façade.
- In block B the lift shaft should be set back to match the location of the lift shaft as shown in Block A. This is to increase the spatial amenity the Lobby and relieve the long corridor
- The Communal open spaces on levels 3 and 7 require a universal accessible toilet
- A gardener's shed is required off the communal open space on Level 3.
- More shading for the communal activities is required in Level 3 communal open space
- The apartments opposite the elevators in Block B (either side of the external slot) have an unlabelled room which is potentially habitable. As such these rooms do not meet ADG separation distances and should be deleted.

Provided that the above recommendations are incorporated into the proposal, this application does not need to be reviewed by the Panel again.
