

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 19 Bigge Street Liverpool
Application Number: PL-119/2015
Panel Members Present: Russell Olsson, Anthony Burke
Assessing Officer/Unallocated: Patrick Waite
Officers in Attendance: Patrick Waite

Applicants Name and / or Representatives: Jim Fanning (CV McNally), David Thompson (Rosthelowman), Ben Pomroy (Rosthelowman), Frieda Chen (Bigge Developments P/L)

Date of Meeting: 10 December 2015
Item Number: 4
Pre DA ☒
Chair: Helen Lochhead
Apologies: N/A
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

Construction of two (2) residential flat buildings and two (2) levels of basement parking, including:

- Consolidation of four existing lots,
- Demolition of existing structures,
- Construction of two buildings;
 - Building 'A' = 13 storey building,
 - Building 'B' = 10 storey building,
- A total of two hundred and eight (208) dwellings over both buildings, comprising of;

- 32 x 1 bedroom apartments
- 158 x 2 bedroom apartments
- 18 x 3 bedroom apartments

Two levels of basement carparking including two hundred and seventeen (217) spaces.

This application was considered as a Pre DA on the 11th November 2015.

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 applicant demonstrated how a successful outcome could be achieved on the isolated site at 17 Bigge Street either as part of this proposed development if the application was able to purchase the site and as a standalone development if the site was not amalgamated.

The Panel recommended the following:

- *The trees on the adjacent site should be protected and larger trees provided to the side boundaries than those shown on the landscape plan*
- *The driveway should be located under the building and the side of the driveway be landscaped.*

This solution would result in:

- *A better pedestrian entry to the building at the rear and the courtyard*
- *A better street address (because the proposed driveway is adjacent to a similar driveway that also has a lack of planting so there is a limited buffer between the sites)*
- *More landscape to the southern end of the courtyard*
- *In addition, there should be pockets of significant planting at a scale that reflects the scale of the buildings.*
- *That the applicant makes the case as to why the solar access cannot be met because of the L & E approval on 13-15 Bigge Street.*
- *The Panel noted that*
 - *The architects had undertaken significant work in relation to the adjoining isolated site and the over shadowing caused by the approved development on 13-15 Bigge St.*
 - *The courtyard has good dimensions.*
 - *The quality of the documents, precedents & aesthetics is commended*

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