

24-26 GEORGE STREET, LIVERPOOL

Lot 48 – DP1083428



RESIDENTIAL DEVELOPMENT

96 Residential Apartments

Level 4, 24 Hickson Road, Millers Point NSW 2000 • telephone: 92477667 • fax: 92477665

• e: Eduardo@villaandvilla.com.au

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Introduction

This report provides a design verification of a proposed residential flat building at 24-26 George Street, Liverpool being land which comprises two existing house lots situated on the eastern side of George Street.

The author of this report is a qualified designer and I confirm that I have directed the design of the proposed development.

The remainder of this report sets out the manner in which the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65-Design Quality of Residential Flat Development (SEPP 65) have been achieved by the subject design.

The design quality principles are set out in Part 2 of SEPP 65 as follows and this report is structured to address each of the Design Quality Principals in the same order

- Principle 1: Context and Neighborhood Character;
- Principle 2: Built Form and Scale;
- Principle 3: Density;
- Principle 4: Sustainability;
- Principle 5: Landscape;
- Principle 6: Amenity;
- Principle 7: Safety;
- Principle 8: Housing Diversity and Social Interaction;
- Principle 9: Aesthetics;

Principle 1: Context & Neighborhood Character

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.

Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Proposal

The site is situated on the eastern side of George Street of Liverpool City Centre. In this context the site is situated at the northern end of the Liverpool CBD. It is a locality which has experienced significant redevelopment over the past several years and in the immediate vicinity of the site are existing six, five and four storey residential flat buildings, as well as nine storey residential flat buildings towards Lachlan Street.

The future character of the northern gateway to the town centre is described in detail within Part 4 of DCP 2008. The following important characteristics of the desired future character are noted:

- The site is within the R4 High Density Residential zone and is within an area at the northern periphery of the city centre for which new residential development will be focused.
- Landscaped setback requirement to George Street is 4.5m and the maximum height permissible is 35m. These controls result in a streetscape emphasis on built form and urban living rather than a suburban environment within generously proportioned landscaped settings.
- The DCP building envelope controls, together with consolidation patterns have tended to promote 'tower; and 'slab block' apartment typologies.

Figure 1 below provides an oblique aerial photograph showing the height and siting of buildings within the vicinity of the site.

Figure 1: Site Context



The most significant elements contributing to the character of this locality are a strongly defined street edge, which reinforces the Hoddle Grid street pattern with a 5 to 10 storey street edge along the eastern side of George Street and a 2 to 3 storey buildings on the western side of the same street.

The locality has developed subsequent to the introduction of SEPP 65 and it is clear that the Design Quality Principles have strongly informed the siting and design surrounding buildings. The proposed development is consistent with this context and character. The development provides a two tower buildings, one at the front with 12 storey and one at the back with 9 storey and will deliver a street wall height which is consistent with the maximum allowance in this area of the City Centre.

Principle 2: Built Form & Scale

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. 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.

Proposal

The bulk of the buildings generally comply with controls set out in the Liverpool DCP.

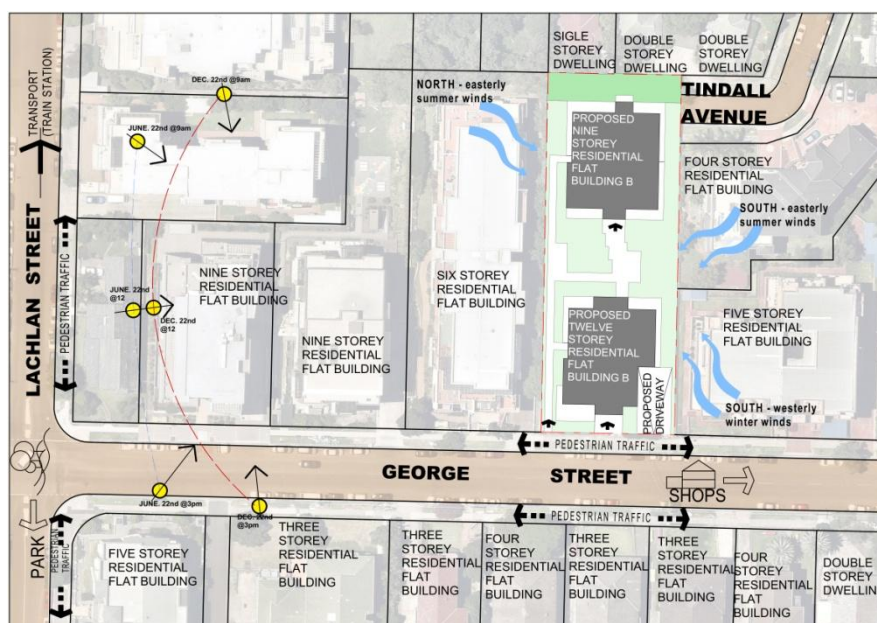
Due to the Design Excellence Panel suggesting to minimise the impact of adjoining neighbours, particularly in the centre of the site, they have suggest to increase the height of the front tower in order to achieve better amenity to adjoining properties as shown in figure 2.

Architectural features and balcony articulation will create patterns if light and shadow and reduce the perceived bulk of the building mass.

The scale of the proposed development, in terms of height, setback and site coverage is consistent with the Liverpool Design Excellence Panel suggestions and is also consistent with the scale of adjoining development.

The following Figure 2 shows the siting, footprint and building separations incorporated into the subject design are entirely responsive to, and consistent with the pattern of adjoining and surrounding development.

Figure 2 – Site analysis extract showing consistency of site coverage, building separation, height and setback with adjoining development.



Principle 3: Density

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. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Proposal

The density of the proposed development when assessed as a floor space ratio is 3.32:1. This compares to the maximum permissible FSR of 2.99:1. The proposed density is exceeding the FSR by 11%.

However, after following the suggestion of the Liverpool Design Excellence Panel the proposed density is considered to be appropriate and positively responds to the planning intentions for this locality in terms of delivering a high concentration of housing with good access to transport, services and facilities.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability 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.

Proposal

A minimum of 2 hours solar access is achieved to all of units and 82% of units are naturally cross ventilated. The western building fronting George Street is provided with 1 single aspect, east facing unit at each level, such that 9 single aspect east facing units are proposed. Same for the back tower, with only 8 single aspect east facing units, with a total of 17 units out of 96.

Building materials from the demolition will be salvaged and recycled offsite as stated within the proposed construction waste management plan. Lastly, I note that the application is submitted with a BASIX Certificate which sets out, among other things, the required energy rating of proposed appliances.

Principle 5: Landscape

Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighborhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbors' amenity, provides for practical establishment and long term management.

Proposal

The landscaping concept for the proposed development involves a perimeter landscape treatment, including street frontages and deep soil at the back of the property.

The internal building separation area allocates a central communal open space principally accommodates pedestrian movement functions, including disabled access, as well as recreation facility for the residents of the property. Densely planted formal garden areas are provided surrounding the entire building in order to provide a vegetated buffer separation with the adjoining property and George Street.

The eastern part of the central communal open space area provides communal recreation opportunity. The area is internally divided by hedge for the purposes of limiting the opportunity for ball games which have greater potential to impact

Principle 6: Amenity

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.

Proposal

The development provides 17% of one bedroom apartments, 78% of two bedrooms apartments and 5% of three bedrooms apartments, ensuring a good mix of units and size.

A 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.

The unit layout is consistent with the better design practice guidelines contained within the NSW Apartment Design Guide and serve to achieve good acoustic privacy. Window and balcony locations, together with the use of blade wall privacy screens, will ensure satisfactory visual privacy both internal and external to the site.

Private internal storage spaces are provided in each units as well as overhead storage at basement level. Balconies exceed minimum size requirements whilst maximizing ground floor private open space.

The residential amenity of the development is further improved by the provision of generously proportioned, high quality communal open space.

Principle 7: Safety

Good design optimizes 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 maximize 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.

Proposal

The building has been designed to incorporate safety by providing clearly defined quality pedestrian entries at ground floor level along with a secondary entry for the rear tower that complies with all regulations and codes referring to disability (AS 1428.1).

The threshold between public communal and private areas are clearly defined to ensure a sense of ownership between public and private domains.

The building maintains direct site lines to the residential lobby to the street. All entrance lobby's will provided with lighting at night to ensure a passive surveillance to the street.

Both access are well distinguished with different materials and height level. Each apartment overlooks generally two aspects of the property, avoiding blind corners and hidden spaces.

Security key system will be provided for each units, as well as secure car park located in two locked up basement levels.

Principle 8: Housing Diversity and Social Interaction

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.

Proposal

The proposed development provides a good mix of unit sizes and includes 17 x one-bedroom units; 75 x two bedroom units and 4 x three-bedroom units. This proposed unit mix satisfies DCP requirements, as well as the Apartment Design Guide providing opportunity for families in the surrounding suburbs to move in the area when it is needed with also a good choice of affordable houses and price differentiation.

Communal Open space is well connected through the internal lobbies and support the communal life of the building

The subject site is well serviced in terms of access to social facilities and the proposal will add to the supply and choice of housing opportunities within the Liverpool CBD.

Principle 9: Aesthetics

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. The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Proposal

The aesthetic treatment of the development has sought to emphasis vertical expression as well as provide elegant yet simple street facades. These Facades integrate with the architectural language of surrounding sites whilst avoiding visual pastiche.

Each elevation are heavily comprised of balcony balustrades and careful attention has been paid to manipulating the materials, colours and treatments of the same to achieve distinctive and patterned elements into the street elevations.

The design has also achieved well defined base, middle and top elements with light weight metal cladding used to define the top two storeys of the front tower.

Proposed materials have been selected on the basis of proven durability. Proposed colours include a mixed pallet of earthy tones which are consistent with surrounding buildings combined with other materials and tones more appropriate to the high-density suburban context of the site.

Conclusion

In accordance with the requirements of Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000, I confirm that I have directed the design of the proposed development and that I am a registered architect.

I also confirm that the proposed development has been designed in accordance with the 9 design quality principles set out within SEPP 65-Design Quality Of Residential Flat Development.

Signed,

A handwritten signature in black ink, consisting of several vertical and diagonal strokes, appearing to read 'Eduardo Villa'.

Eduardo Villa
(NSW Architects Registration Board)
Registration No. 6813