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Dear Vas

RE: 64 BATHURST STREET LIVERPOOL - KEY STUDY FINDINGS

e8urban were commissioned to prepared an independent urban design study to assess the potential impacts of a proposed DA for 64 Bathurst Street - Lot 10 DP 816556 (The Site) on the surrounding sites in the context of the Liverpool Development Control Plan 2008 Part 4 Development in Liverpool City Centre (The DCP) and other relevant planning design guidance.

The current DA proposes boundary setbacks that are less than those recommended in The DCP and the SEPP 65 Apartment Design Guide (ADG). The project architects have however developed an indicative master plan to show how the surrounding sites could be redeveloped and the recommended setbacks in the ADG be achieved.

Our task was to review this work and test and provide an opinion on whether the DA proposal unduly impacts the ability of the surrounding sites to redevelop in the future.

Our methodology consisted of the following steps:

- Preparation of a Base File
- Review of background documents and strategies provided by Elton Consulting
- Preparation of high level site and context analysis
- Development of a 3D site Model and preparation of massing option for the site that achieves maximum permissible FSR
- Assessment of built form for solar access and overshadowing of adjacent development
- Summarise our findings in letter with diagrams as required and a master plan control diagram for the surrounding sites.

Summary of Key Findings

Based on our work we believe that the proposed development at 64 Bathurst Street would not unduly impact the ability of the surrounding sites to re-develop, or the amenity of the local public domain. This is based on the following:

- That amalgamation of the sites to the north and south of 64 Bathurst Street to provide a consistent five storey podium with residential towers above can be achieved in a coherent way that can contribute to a positive urban form
- While building separation may be below what is advised in the ADG and DCP in some locations, the orientation of windows, placement of cores and internal planning of apartments can mitigate overlooking impacts.
- That the impact of reduced building separation above the fifth floor podium, would be acceptable given that the development on the western side of Moore Street is unlikely to change and solar access to the public domain on Bathurst Street after 12pm will generally be good
- That redevelopment of the sites to the north would not overly impact the proposed development; mid-winter overshadowing only affecting the first 2 storeys above the plinth of the 28 storey tower to the south, for both Schemes 3 and 4.
- For Schemes 3 and 4, potential additional overlooking impacts caused by the reduced building separation between Buildings 1 and 2 on the northern blocks (10m instead of 12-24m), could be mitigated architecturally for the 2 storeys affected - this occurs on 'side elevations' with an assumed depth of 16 metres.
- That the proposed street-wall setbacks to Bathurst Street are acceptable given that there is limited renewal potential to properties on the west of Bathurst Street due to strata properties causing block fragmentation. This eastern edge effectively presents as a transitional zone between the City Centre and the predominantly lower scale existing strata residential developments to the west of the site. A consistency of setbacks along the eastern elevation to Bathurst Street is the key outcome; this is also compliant with the DCP controls for the land use of the site.
- That the street-wall setbacks to Moore Street should be retained as per the Liverpool City Centre DCP so a consistent street section across Moore Street is achieved. The proposed envelope design achieves this for the street frontage to both Moore and Bathurst Streets.
- That a zero-lot configuration for the blocks to the north of 64 Bathurst Street provides a better urban outcome for the upper levels above the five storey podium. The amalgamated site allows a more flexible and efficient outcome than the existing subdivided sites.

Assumptions

We have made the following assumptions in the development of the massing options:

- That building separation could be below distances set-out in the ADG and the setbacks in the DCP, and over-looking can be managed through orientation of windows, the placement of service cores and internal apartment planning - particularly as the consistent fifth floor effectively forms a new datum above street level. If the apartments on the two affected floors were to be designed as full depth N/S facing units, this could entirely mitigate the overlooking issue.
- That reduced street-wall along Bathurst Street are acceptable due to the fact that extensive strata development to the west mean this street elevation forms an edge that will most likely have two very different built form conditions.
- That the DCP setbacks along Moore Street should be retained, given that both side of the street could be redeveloped and a balanced and consistent street section would be desirable here.

Sketches

The following sketches were produced to illustrate the study approach and findings:

SK-0002 - Liverpool CBD Aerial

Shows The Site, and the Study Sites in the context of Liverpool City Centre

SK-0010

Shows the Liverpool City Centre boundary, existing strata title lots and street hierarchy according to the Liverpool City Centre DCP

SK-0011

Illustrates key urban design considerations, in particular that the Study Sites form an edge to the

developable area within the Liverpool City Centre, with Moore Street having greatest significance.

SK-0018

Shows the different site amalgamation options considered in the study.

The next series of drawings highlight the massing outcomes for the Amalgamation Options.

SK-0020 & SK-0021

This is the MPA proposal (Scheme 1) - this approach investigates redevelopment of the surrounding sites based on a series of podium and towers.

SK-0025 & SK-0026

This option (Scheme 2) extends 'Building 3' to include an additional site to the south utilising the podium and tower built form .

SK-0030 & SK-0031

This option (Scheme 3) tests a perimeter block built form above the podium along Moore Street.

SK-0035 & SK-0036

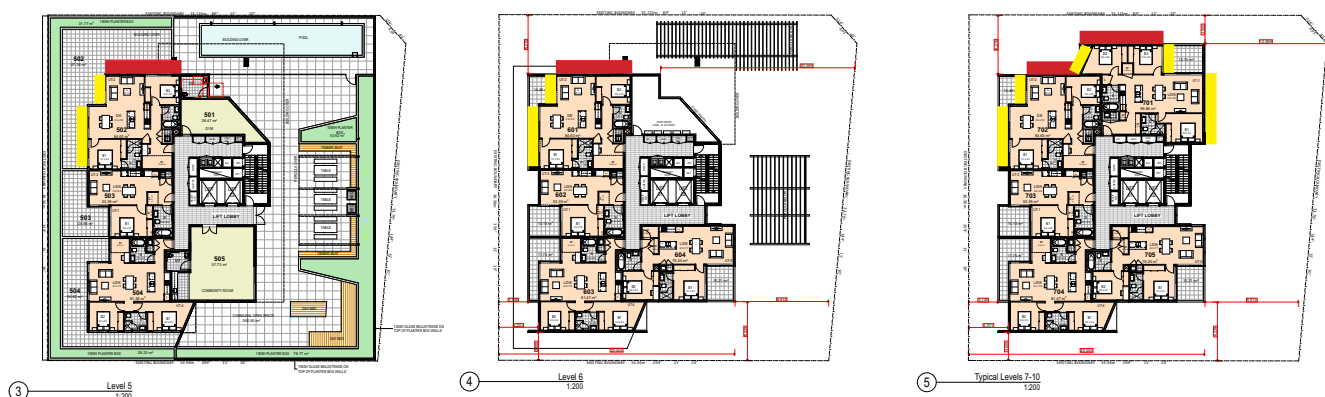
This option (Scheme 4) tests a full amalgamation of the sites to the north of 64 Bathurst Street to give a 8:1 FSR.

SK-0037 to SK-0040

These drawings show the overshadowing impact of the four options that have been tested. In each drawing the area of building facade of the proposed development to 64 Bathurst Street that would receive less that two hours of direct sunlight has been identified.

The plans below show these zones (red potential for less than two hours direct sunlight and yellow area that would receive greater than 2 hours of direct sunlight as per the ADG), and highlight how the internal planning of the units means that the main habitable spaces would still receive 2 hours of direct sunlight - This is based on the worst case scenario, that being Scheme 1 where six serviced apartments are impacted mid-winter; this equates to 6% of the total 101 residential units and serviced apartments.

Based on the orientation of Building 3, it is reasonable to assume that the internal planing of the



development above the podium level could be arranged to ensure solar access requirements are met.

Summary

On this basis we conclude that:

- The proposed DA would not unduly impact the potential for the surrounding sites to redevelop for mixed use and/or residential development within the applicable development controls.
- Reduction of building separation above the fifth floor podium on the Northern site will not lead to a loss of amenity within the public domain on Bathurst Street.
- That reduced building separation above the fifth floor podium on the Northern site should not lead to issues with overlooking with appropriate treatment, or for solar access to the proposed building volumes.
- That a reduced street-wall as proposed in the DA is acceptable due to the position of Bathurst Street as the western edge to Liverpool City Centre.
- That the street-wall setbacks to Moore Street should be maintained as per the Liverpool City Centre City Centre development controls.
- That a perimeter-block form with zero-lot side setbacks would be a favorable outcome for the properties addressing Moore Street.

Please do not hesitate to contact me should you have any questions.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Joe Rowling', with a stylized, cursive script.

Joe Rowling
Director

e8urban