

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 9-15 Northumberland Street Liverpool

Application Number: PL-62/2016

Panel Members Present: Russell Olsson, Jon Johansson, Geoff Baker, Anthony Bourke

Assessing Officer/Unallocated: Brad Harris

Officers in Attendance: Brad Harris, Maureen Miraziz, Nelson Mu

Applicants Name and / or Representatives: Mr G J Andison

Date of Meeting: Thursday 16 June 2016

Item Number: 2

Pre DA ☒

Post Lodgement ☐

Chair: Russell Olsson

Apologies:

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

Proposed residential flat building

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 Panel makes the following comments in relation to the project:

A Pre DA meeting was held with Council the day before the DEP meeting (15-06-16).

The proposal is for 102 apartments in a residential building; north is on the side boundary; 25 m height to avoid overshadowing of the heritage park opposite; U shape building with communal open space in the centre. The architect said he will enlarge and highlight the entrance, possibly with a two storey link to the courtyard. A contextual analysis will be prepared for the next presentation. The architect said that he is considering a more solid base to the building.

The Panel made the following comments:

Site Amalgamation

- This development isolates a site at the rear on which there is a single detached dwelling. The Panel draws this to the attention of Council planners regarding this site amalgamation and the addition of a clause into the DCP to avoid site isolation.

Compliance

- Ensure that the development meets the solar access and cross ventilation requirements of the ADG

Internal Planning

- The proposal has 13 apartments per lift core. The ADG recommends a maximum of 8 apartments per lift core. The proposed stairs also appear to be excessively large. The Panel recommends re-planning to resolve these issues.
- The one bedroom apartments in the L shape corner are not supported and need to be reconsidered.

Scale and Bulk

- It is recommended that alternative design options are prepared to demonstrate :
 - The best way to organise the bulk of building on the site. Possibly an 'H' shape or a reverse U with the height at the rear of the site.
 - The composition of the building
 - Relationships to the buildings on either side of the site and along the street.
- Possibly extend the entrance definition up the building so that the form reads as two buildings. The entrance would then relate to the street and to the courtyard

Street Interface

- Consider what is the best proportion of the building and let that decide the proportions of the balcony lengths, solidity and openness, etc.

The Panel recommends a floor-to-floor height of 3050mm. This enables a floor-to-ceiling height of 2.7m to be more easily achieved without bulkheads or dropped ceilings.

In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans should be referred back to the Panel for comment.

**MINUTES OF DEP MEETING
Thursday 15th of February 2018**

DEP PANEL MEMBERS PRESENT:

Lee Hillam	Chairperson
Geoff Baker	Panel Member
Kim Crestani	Panel Member

OTHER ATTENDEES:

Greg Andison	
Steven	Northumberland Ventures
Genatiempo	
Alisa Huang	Gus Fares Architects
Gus Fare	Gus Fares Architects

OBSERVERS:

Danielle Hijazi	Minute Taker
Michael Oliveira	Development Assessment Planner
Delayne	Work Experience Student
Sternbeck-Rutter	

AGENDA:

Property Address:	9-13 Northumberland Street Liverpool
Application Number:	DA-962/2016
Item Number:	4

1. WELCOME, ATTENDANCE, APOLOGIES AND OPENING

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.

2. DECLARATIONS OF INTEREST

Nil

3. CONFIRMATION OF PREVIOUS MINUTES

Yes

4. PRESENTATION

The applicant presented their proposal: Demolition of existing structures, consolidation of 4 lots into 1 and construction of a 10-storey residential flat building comprising of 103 residential units above 2 levels of basement parking. Liverpool City Council is the consent authority and the Sydney Western City Planning Panel has the function of determining the application.

5. DEP 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 Panel makes the following comments in relation to the project:

- The height of the built form to the western part (rear) of the site is out of context with the surroundings. The incongruity of this part of the building is exacerbated by the treatment of the façade facing the park, which has no apartments and thus lacks the finer-grain texture of the facades elsewhere in the design and in the immediate context. The Panel will not support this proposal in this form.
- Any height of the proposal above the datum provided by the surrounding buildings should be shown to have no impact on overshadowing of the park.
- Site isolation – The Panel accepts that the proponent has attempted to buy the site immediately to the west. An example scheme shows that this site can be developed in isolation.
- Attempts should be made to modify the western (rear) part of the building to take better advantage of the eastern aspect towards the park. Lift lobbies and excessive common circulation should not occupy all of this façade. In addition, behind the DCP setback from the park, there may be opportunities to add additional floors to the front “wings” and reduce the overall building height. The smaller wing to the south east could come closer to the park.
- No detailed discussion was held on the design of the individual apartments. Many of the apartments suffer from inefficient layouts. All apartments should comply with the apartment design standards in the ADG. .

General

Note: All SEPP 65 apartment buildings must be designed by an architect and their registration number is to be on all drawings. The architect is to attend the DEP presentations.

Quality of construction and Material Selection

Consideration must be given by the applicant to the quality of materials and finishes. All apartment buildings are to be made of robust, low maintenance materials and be detailed to avoid staining weathering and failure of applied finishes. Render is discouraged

6. CLOSE

The proposal is not acceptable and must be referred to the Design Excellence Panel Again.

In the event that amended plans are submitted to Council to address the concerns of the Design Excellence Panel the amended plans should be considered by Council.