

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 1-5 Bathurst Street Liverpool

Application Number: PL-83/2016

Panel Members Present: Olivia Hyde, Geoff Baker, Jon Johannsen, Roger Hedstrom

Assessing Officer/Unallocated: Rodger Roppolo

Officers in Attendance: Rodger Roppolo, Nelson Mu

Applicants Name and / or Representatives: Synergy Development Group

Date of Meeting: Thursday 21 July 2016

Item Number: 3

Pre DA **Post Lodgement**

Chair: Olivia Hyde

Apologies: Nil

Convenor: Jan McCredie

GENERAL INFORMATION

The Liverpool Design Excellence Panel (the Panel), comments are to assist Liverpool City Council in its consideration of the pre-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 development

PANEL COMMENTS

The 9 design principles were considered by the panel in discussion of the pre-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 architects presented the scheme.

- Open up the design on the north / western side to create the separation of the two buildings and to provide more sunlight access to buildings at the rear of the site
- The development will appear as three buildings from the street
- The design layout creates more deep soil

Compliance

- Complies with height and FSR but distributes floor space in a lower height building form so that building depth does not comply
- The design must comply with the building depth and separation distances of the ADG and solar access

The panel has noted that on some sites applicants wish to reduce the permissible height of a building and still retain the permissible FSR. This is resulting in buildings that are lower in height but larger in footprint. If proposals do not meet the required separation distances, set-backs and depth of building requirements the FSR is to be reduced so that it relates to the reduced height.

The Panel made the following comments.

Deep Soil and Planting:

- Locate the pathway adjacent to the building along the western facade to consolidate the deep soil and so allow for more significant planting, including large trees, to be introduced along the western boundary.

Communal Open Space

The panel was concerned about the quality of the communal open space, specifically lack of sun, and suggested:

- Introduction of a roof terrace to provide a sunny communal open space. Terrace to have an adjacent room for communal use, some shade, barbecue, WC and lift access.

Open Space

- The Panel suggested that the private open space on the ground floor units (and the apartments) could be accessed from the street to increase activation.

Natural light

- Ensure that there is adequate natural light to the lift lobbies.

Overall Design

- If the above issues are addressed a DA can be prepared for Council.

General

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.

Floor-to-floor height

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

Detail section:

In order to provide clearer understanding of how the façade and balcony areas can be detailed, a 1:20 scaled section is to be provided at DA submission that can also show how services and drainage are intended.

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