

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday 9th May 2019**

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson	Government Architect NSW
Shaun Carter	Panel Member	Carter Williamson Architects
Kim Crestani	Panel Member	Order Architects

APPLICANT REPRESENTITIVES:

Adil Georges	Binah Developments
Amen Zoabi	Binah Developments
Ben Pomeroy	Rothelowman
Brad Widders	Rothelowman
Nazia Poker	URBIS
Nicola Eason	Rothelowman

OBSERVERS:

Scott Sidhom	Coordinator Urban Design	Liverpool City Council
Emmanuel Torres	Senior Planner	Liverpool City Council
Michael Oliveira	Team Leader Development Assessment	Liverpool City Council

ITEM DETAILS:

Application Reference Number: DA-886/2018

Property Address: 22 Elizabeth Street Liverpool

Council's Planning Officer: Emmanuel Torres

Applicant: Binah Developments

Proposal: Construction of a 35 storey mixed use development over four levels of basement car parking. The development consists of:

- 345 car parking spaces within Basement 4 to Level 2
- Approximately 4804m² of commercial space within Level 2 to Level 4
- Approximately 3,595m² of hotel living within Level 3 to Level 8 (113 hotel apartments)
- Approximately 18,138m² residential living within Level 9 to Level 34 (194 residential apartments)

1.0 WELCOME, ATTENDANCE, APOLOGIES AND OPENING

The Chairperson introduced the Panel and Council staff to the Applicant Representatives. Attendees signed the Attendance Registration Sheet.

The Liverpool Design Excellence Panel's (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.

All nine design principles must be considered and discussed. Recommendations are to be made for each of the nine principles, unless they do not apply to the project. If repetition of recommendations occur, these may be grouped together but must be acknowledged.

2.0 DECLARATIONS OF INTEREST

NIL.

3.0 PRESENTATION

The applicant presented their proposal for DA-886/2018 22 Elizabeth Street Liverpool

4.0 DEP PANEL RECOMMENDATIONS

The nine 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.

Following a presentation on Thursday 14th March 2019, the following DEP recommendations were made:

4.1. Context

- *Recommendation 1 –
The panel recommends that modelling is completed for both adjoining sites, to enable better assessment of the impacts of the adjoining developments on the residential components of this development. This includes built form and solar affect studies, which may affect ADG requirements.*

4.2. Built Form + Scale

- *Recommendation 1 –
The building façade reads as very uniform, with a cohesive language. As a result, the different uses of the building cannot be differentiated by the building's appearance. The panel recommends exploration into further depth or articulation of the building form, to better reflect the different building uses.*
- *Recommendation 2 –
The building façade currently reads as an office building, despite the majority of the building being residential apartments. North-facing balconies could be introduced to the residential floors along the Elizabeth Street frontage.*
- *Recommendation 3 –
The oblique blade-shaped columns impact the internal building spaces. The rooms adjacent to these columns are going to be very visually contained, due to the form of the columns. The panel recommends exploring different solutions to improve this issue.*

4.3. Density

- *Recommendations –
NIL.*

4.4. Sustainability

- *Recommendation 1 –
The proposed building has very long east and west facades, with no solar protection. The panel recommends including solar protection along these facades and double glazing to the north facing windows.*
- *Recommendation 2 –
The panel recommends including a high level of sustainability measures, in order to set a precedent for future buildings such as this within the Liverpool City Centre.*

4.5. Landscape

- *Recommendation 1 –
The panel recommends activating the north eastern corner of the ground floor. This could include the inclusion of a café that interacts with both the street frontage and internal building lobby/lounge area.*
- *Recommendation 2 –
The laneway located on the eastern side of the building should be more pedestrian than vehicle focused, with a singular surface and narrow section for vehicles, in order to slow down the speed of vehicles.*
- *Recommendation 3 –
The panel recommends incorporating public art into the laneway located on the eastern side of the building.*
- *Recommendation 4 –
The panel recommends including low maintenance trees and materials, including paving.*

4.6. Amenity

- *Recommendation 1 –
The panel recommends consolidating the lifts into a single lift shaft.*
- *Recommendation 2 –
The panel would like to see more resolution and information on the proposed commercial levels in order to provide assessment.*
- *Recommendation 3 –
The panel recommends redesigning the balcony layouts on the residential levels, to enable the interior spaces to wrap around the balconies, in order to capture more sunlight (i.e. into both the balconies and internal spaces).*
- *Recommendation 4 –
The panel recommends closing off the long communal corridors on the lower levels. Although this would close off the hallway windows it will result in a better experience, as the hallways feel too long and result in long travel distances in the current proposal. For the upper levels, which have a smaller footprint, the panel recommends reducing apartment sizes in order to accommodate windows at the end of each hallway. These are high end apartments and this will increase natural light and cross-ventilation of the lobbies.*

4.7. Safety

- *Recommendation 1 –
The panel recommends compliance with CPTED principles, whilst still ensuring that the ground plane remains open and inviting for people.*

4.8. Housing Diversity + Social Interaction

- Recommendation s –
NIL.

The panel supports the building's mixed-use, and its offerings are a good gesture to the three street frontages.

4.9. Aesthetics

- Recommendation 1 –
The panel recommends exploring the nuances of how each building use is expressed, whilst still retaining the overall uniform building form (should this be desired) or explore how different parts of the building could look different and reflect the various building uses.
- Recommendation 2 –
The panel recommends the use of materials in their unfinished and unpainted state where possible (e.g. brick, concrete, timber). Where materials are applied with a finish, ensure that the highest quality materials are used and the lowest maintenance is required.

The Design Excellence Panel reviewed the amended documentation, considered the various issues that were raised and prepared the following recommendations:

4.1. Context

- Recommendation 1 –
The site forms one third of a city block between Bigge and George Streets fronting Elizabeth St and bounded to the south by a proposed service lane. A coordinated approach at ground level is required across all 3 sites to ensure a high quality public domain and street interface across all 3 properties. Further, a uniform podium height and setback should be introduced to further integrate the three developments and enhance the results for the public realm.
Council are urged to commission a basic, site specific public domain plan encompassing all four street frontages of the street block to guide all three projects as they progress. This will avoid current clashes evident in both plan and section between the subject proposal and the neighbour to the west and assist with the design of the property to the east.
- Recommendation 2 –
Further exploration of possibilities for the through site laneway link to the east of the building is needed, particularly around opportunities to expand this space by cooperating with the eastern neighbour. Shared access to basements between neighbours should

also be investigated to minimise disruption by driveways to the rear lane and facilitate maximum active frontage lengths.

- Recommendation 3 -
To better understand the scale and context of the development, the panel requests 3D rendered images of the building, including ghost maximum building envelopes of the neighbouring buildings.

4.2. Built Form + Scale

The panel acknowledges that the DEP's previous feedback has been successfully incorporated, to achieve variations in the building form that read in-line with the building's various programs, whilst still achieving a consistent exterior form and aesthetic. Removal of the second vertical blade has simplified the building's appearance and improved interior amenity. However, how the building addresses Elizabeth Street at the ground level is critical [see Context recommendation 1 above].

- Recommendation 1 –
Whilst the overall building form is elegant and the rectilinear blades that taper out on the upper levels are working well, the panel recommends further vertical articulation to the lower section of the building, to unify the façade across the various scales and programs.
- Recommendation 2 –
The building design is still diagrammatic at ground level. The panel recommends further development of the building form at ground level and on the lower podium levels to unify the overall design and demonstrate clear and elegant expression of structure where the tower meets the ground plane.
- Recommendation 3 –
The setback podium may result in unacceptable winds deflecting down the front façade. The design must address any undesirable wind impacting the public domain, and this must be addressed in the wind study to accompany the DA submission.

4.3. Density

The panel acknowledges that the proposed development is compliant with Council's FSR controls.

4.4. Sustainability

The solar access to east and west facades, and the inclusion of glazing and incorporation of screens to the hotel levels is supported. The natural ventilation to common areas is applauded and must be further developed to ensure it is effective and implementable upon occupation.

4.5. Landscape

- Recommendation 1 –

The proposed laneway is on the eastern side of the building. The panel recommends considering locating the laneway on the western side instead, given that the proposed development to the east is 100% commercial, and a laneway on the eastern side would receive more sunlight and would provide a better connection (i.e. closer in proximity) to Warren Serviceway, given that it would be located at approximately the centre of the block. The panel recommends considering including a linear coffee shop (or alike) in the laneway, to activate the laneway.

- Recommendation 2 –
The panel recommends coordinating with the neighbouring property owners to ensure that footpaths are consistent, sufficient in width, sheltered and aligned [see Context above].
- Recommendation 3 –
The panel recommends detailed Landscape Architectural plans be prepared by an AILA Registered Landscape Architect and submitted to Council, including the following in accordance with an agreed Public Domain plan for the street as described above:
 - Inclusion of street tree species *Quercus palustris*, Pin Oak. Elizabeth Street requires large spreading canopy trees to develop a distinct avenue of green and help ameliorate Urban Heat Island effects. The use of a deciduous species will allow winter solar access. The street trees must be 200L stock with 1.8m clear trunk.
 - Trees are to be planted with ‘Stratacell’ or similar structural root zones. Details of the proposed design need to be shown on Landscape Architectural (Public Domain) Plans.
 - Liverpool City Centre ‘Core’ paving shall be installed (as per Council’s standard details), reinstated or replaced along the entire street frontage for Elizabeth Street and proposed laneway. This includes bluestone kerb and black granite paving, as per detail.
 - Nominate selected landscape materials for all areas of the public domain in accordance with the ‘whole block’ strategy described above.
 - Pedestrian seating is to be provided along Elizabeth Street and George Street. Seating shall be provided to the back of the street kerb and be a Council approved seating type.
 - All pavements are to fall locally to tree pits and planting areas. This must be shown on public domain plans.
 - All landscape works on podium must meet the following MINIMUM requirements:
 - Each tree planted on podium must be provided with a soil depth of at least 1000mm plus mulch of 100mm plus drainage material.
 - Each tree planted on podium must be provided with a soil volume of at least 15m³.
 - Shrubs on podium must be provided with a soil depth of at least 600mm plus mulch of 100mm plus drainage material.
 - Turf on podium must be laid with a soil depth of at least 300mm plus drainage material.

- Recommendation 4 –
The panel recommends exploring opportunities to work with the local aboriginal community, to integrate indigenous public art into the development.

The panel reiterated that a great public domain will contribute to a better commercial outcome.

4.6. Amenity

The panel commended the incorporation of recommendations from the previous DEP meeting, which has resulted in improved amenity. This includes the recessing of balconies, extra window glazing and consolidation of lifts, which has improved the commercial floor layouts.

- Recommendation 1 –
The panel requires sunlight diagrams (including for June and September) to clarify solar performance claims; views from the sun are ideal.
- Recommendation 2 –
Given that the façade includes a high ratio of glass, the panel recommends engaging an ESD consultant to provide assessment on the performance of the proposed glazing and façade systems, to determine impacts both internally and on the public domain through glare and heat reflectivity.

4.7. Safety

- Recommendation 1 –
All street frontages should incorporate CPTED principles in their design from the early planning stage; The panel recommends including retail usage on the corner of the proposed laneway, for increased surveillance. This could include a bicycle repair shop, to encourage cycling in the Liverpool CBD and surroundings.

4.8. Housing Diversity + Social Interaction

The diversity of uses and accommodation is deemed appropriate for a mixed use building in the City Centre, and will bring more pedestrian and commercial activity to the vicinity.

4.9. Aesthetics

Overall, the proposed building exhibits a high standard of architectural design and is considered likely to have a positive impact on the built environment within the Liverpool City Centre.

- Recommendation 1 –
The panel recommends including 1:20 façade sections and 1:5 key façade junction sections in the DA, and a larger scale section from the top of the podium to the ground

level, indicating the materials and tectonic expression. This is intended to ensure design integrity is retained through the documentation and construction phases.

- The spandrels will determine the performance of the building both environmentally and aesthetically. The panel recommends including typical east-west and north-south sections to understand how the spandrels will work.

5.0 OUTCOME

The panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:

The project is supported with conditions.

Incorporate the recommended design amendments, then the plans are to be reviewed/approved by Council in consultation remotely with the DEP; this is to enable the panel to comment, in particular on the public domain strategy for the block and ground plane detail for the subject site. .

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday 14th March 2019**

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson	Government Architect Representative
Caroline Pidcock	Panel Member	PIDCOCK
Shaun Carter	Panel Member	Carter Williamson Architects

APPLICANT REPRESENTITIVES:

Adil Georgis	Binah Group
Amen Zoabi	Binah Group
Ben Pomroy	Rothelowman
Nazia Pokar	Urbis
Nicola Eason	Rothelowman

OBSERVERS:

Emmanuel Torres	Senior Development Planner	Liverpool City Council
Michael Oliveira	Team Leader Development Assessment	Liverpool City Council
Scott Sidhom	Urban Design Coordinator	Liverpool City Council

ITEM DETAILS:

Item Number: 3

Application Reference Number: DA-886/2018

Property Address: 22 Elizabeth Street Liverpool

Meeting Venue: Banksia Room, Ground Floor 33 Moore Street

Time: 2:00pm-2:45pm

Proposal: Construction of a 35 storey mixed use development over four levels of basement car parking. The development consists of:

- 345 car parking spaces within Basement 4 to Level 2
- Approximately 4804m² of commercial space within Level 2 to Level 4
- Approximately 3,595m² of hotel living within Level 3 to Level 8 (113 hotel apartments)
- Approximately 18,138m² residential living within Level 9 to Level 34 (194 residential apartments)

1.0 WELCOME, ATTENDANCE, APOLOGIES AND OPENING

The Chairperson introduced the Panel and Council staff to the Applicant Representatives. Attendees signed the Attendance Registration Sheet.

The Liverpool Design Excellence Panel's (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.

All nine design principles must be considered and discussed. Recommendations are to be made for each of the nine principles, unless they do not apply to the project. If repetition of recommendations occur, these may be grouped together but must be acknowledged.

2.0 DECLARATIONS OF INTEREST

Nil

3.0 PRESENTATION

The applicant presented their proposal for DA-886/2018, 22 Elizabeth Street Liverpool.

4.0 DEP PANEL RECOMMENDATIONS

The nine 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 recommendations in relation to the project:

4.1. Context

- Recommendation 1 –
The panel recommends that modelling is completed for both adjoining sites, to enable better assessment of the impacts of the adjoining developments on the residential components of this development. This includes built form and solar affect studies, which details the shadowing effect on apartments & therefore ADG compliance.

4.2. Built Form + Scale

- Recommendation 1 –
The building façade reads as very uniform, with a cohesive language. As a result, the different uses of the building cannot be differentiated by the building's appearance. The panel recommends exploration into further depth or articulation of the building form, to better reflect the different building uses.
- Recommendation 2 –
The building façade currently reads as an office building, despite the majority of the building being residential apartments. North-facing balconies could be introduced to the residential floors along the Elizabeth Street frontage.
- Recommendation 3 –
The oblique blade-shaped columns impact the internal building spaces. The rooms adjacent to these columns are going to be very visually contained, due to the form of the columns. The panel recommends exploring different solutions to improve this issue.

4.3. Density

- Recommendations –
NIL.

4.4. Sustainability

- Recommendation 1 –
The proposed building has very long east and west facades, with no solar protection. The panel recommends including solar protection along these facades and double glazing to the north facing windows.

- Recommendation 2 –
The panel recommends including a high level of sustainability measures, in order to set a precedent for future buildings such as this within the Liverpool City Centre.

4.5. Landscape

- Recommendation 1 –
The panel recommends activating the north-eastern corner of the ground floor. This could include the inclusion of a café that interacts with both the street frontage and internal building lobby/lounge area.
- Recommendation 2 –
The laneway located on the eastern side of the building should be more pedestrian than vehicle focused, with a singular surface and narrow section for vehicles, in order to slow down the speed of vehicles.
- Recommendation 3 –
The panel recommends incorporating public art into the laneway located on the eastern side of the building.
- Recommendation 4 –
The panel recommends including low maintenance trees and materials, including paving.

4.6. Amenity

- Recommendation 1 –
The panel recommends consolidating the lifts into a single lift shaft.
- Recommendation 2 –
The panel would like to see more resolution and information on the proposed commercial levels in order to provide assessment.
- Recommendation 3 –
The panel recommends redesigning the balcony layouts on the residential levels, to enable the interior spaces to wrap around the balconies, in order to capture more sunlight (i.e. into both the balconies and internal spaces).
- Recommendation 4 –
The panel recommends improving the amenity of the long corridors if you are to retain them. This could be easily achieved with windows at the end of the corridor (ie: a window to the north & south external facades, or east & west, depending on the orientation of the corridor) to provide visual & psychological relief of natural light & the view.

For the upper levels, which have a smaller footprint, the panel recommends replanning apartment in order to accommodate windows at the end of each hallway. These are high end (high value) apartments and this will increase natural light and cross-ventilation of the lobbies, not to mention likely increases in commercial attractiveness.

4.7. Safety

- Recommendation 1 –
The panel recommends compliance with CPTED principles, whilst still ensuring that the ground plane remains open and inviting for people.

4.8. Housing Diversity + Social Interaction

- Recommendation s –
NIL.

The panel supports the building's mixed-use, and its offerings are a good gesture to the three street frontages.

4.9. Aesthetics

- Recommendation 1 –
The panel recommends exploring the nuances of how each building use is expressed, whilst still retaining the overall uniform building form (should this be desired) or explore how different parts of the building could look different and reflect the various building uses.
- Recommendation 2 –
The panel recommends the use of materials in their unfinished and unpainted state where possible (e.g. brick, concrete, timber). Where materials are applied with a finish, ensure that the highest quality materials are used and the lowest maintenance is required.

5.0 OUTCOME

The panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:

The proposal is not supported by the DEP and must return to the panel, with all feedback incorporated or addressed.