

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday 11th April 2019**

DEP PANEL MEMBERS PRESENT:

Scott Sidhom	Chairperson	Liverpool City Council
Geoff Baker	Panel Member	Geoff Baker Design
Alf Lester	Panel Member	LFA

APPLICANT REPRESENTITIVES:

Chelsea Salagaras	URBIS
Lisa Maree Carrigan	Group GSA
Maryam Bordumand	Group GSA
Murray Donaldson	URBIS
Serge Bolgarjohil	Anglicare

OBSERVERS:

Adam Flynn	Acting Team Leader	Liverpool City Council
	Development Assessment	
Maree Kaltsas	Technical Administration Support	Liverpool City Council
Peter Oriehov	Development Planner	Liverpool City Council

ITEM DETAILS:

Application Reference Number: DA-950/2018

Property Address: 9 Northumberland Street Liverpool

Council's Planning Officer: Peter Oriehov

Applicant: ANGLICAN COMMUNITY SERVICES

Proposal: Integrated housing development comprising residential apartments and boarding house accommodation for social and affordable housing, respite day care centre, Anglicare support services and a kiosk.

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 occurs, 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-950/2018 - 9 Northumberland 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

The Panel considers that the proposal is appropriate in its context, which consists largely of new developments under Council's current LEP. The proposal is understood to comply with the provisions of the LEP, notably in relation to FSR and height.

4.2. Built Form + Scale

The proposal is setback from Northumberland Street in accordance with Council's controls and results in a suitable response to its immediate context. The nil setback along the northern side boundary is considered reasonable, given the existing party wall created by the adjoining development and the overall scale and massing.

4.3. Density

See 4.1 above

4.4. Sustainability

- Recommendation 1 –
The panel recommends using photovoltaic technology to generate power for common systems such as carpark and common area lighting and basement ventilation. If panels are not provided during initial building construction, at a minimum the building should be future proofed to allow later incorporation of photovoltaic panels (e.g. space for integrating panels onto the rooftop).
- Recommendation 2 –
The panel recommends investigating opportunities to capture rainwater and stormwater, for re-use on site, including for the toilets.

4.5. Landscape

The Panel believes the kiosk and associated outdoor area, which are currently perceived as being for residents' use only, are a missed opportunity to integrate the development with the public realm, especially the park opposite.

- Recommendation 1 –
The panel recommends replacing the enclosed mass planting area outside the kiosk with an outdoor space (i.e. an outdoor extension of the kiosk) that adjoins and is open to the public road reserve. This will create a more public entry to the kiosk and better engagement between the kiosk and the streetscape, and Liverpool Memorial Park (i.e. opposite the site). Removal of the fencing in front of the kiosk and outdoor dining space is essential for the interaction envisaged. Outdoor dining could extend around the corner toward the building entry to make better use of the building forecourt.
Long, linear stairs between the road reserve and outdoor kiosk space would assist in opening up the front of the kiosk to the public domain.

It is understood that most of the open space at Ground Level rear is associated with specific facilities in the building. Whilst some lounge areas are provided at lobbies, it is noted that Communal Open Space, as required by the ADG, is by definition external and intended to support outside activities. The relatively small external spaces provided on some levels are much smaller than the ADG requirement.

- Recommendation 2 –
The panel recommends incorporating additional communal open space on the rooftop.
- Recommendation 3 –
Streetscape treatments (including footpath paving and street tree plantings) are to be in accordance with Council's current standard details.

4.6. Amenity

There is an opportunity to provide the ground floor lobby with a more open and landscape-connected feeling.

- Recommendation 1 –
The Panel recommends reconfiguring the ground floor plan so that the east/west entry corridor extends through to the rear of the building and incorporates a window to the rear open space.

4.7. Safety

NIL.

4.8. Housing Diversity + Social Interaction

The housing types and associated service facilities are expected to be beneficial for the targeted populations and are firmly supported

4.9. Aesthetics

The Panel appreciates the effort made to integrate the proposal into the streetscape and manage its scale by varying the Northumberland façade treatments. However, there is concern that the integrity of the whole may be overly compromised and that the building currently reads as two separate buildings. The completely unarticulated central section of the façade, which encloses fire stairs, elevator shafts and service rooms, exacerbates this concern.

- Recommendation 1 –
The panel recommends articulating to the facade of the central (recessed) portion of the building (i.e. along the lift lobby openings).

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. Incorporate the required design amendments, then the plans are to be reviewed/approved by Council.