

APPENDIX C REVIEW OF DESIGN GUIDELINES

Table 1: Suggested changes to TCC Guidelines (see recommended FEAR 1.3C)

Issue	Proposed	Department's Recommendation	Justification
Alternative Design Solutions	<p>Section 1.5 of the Design Guidelines reads:</p> <p><i>Should development not adopt a design solution, it may propose an alternative design solution. This alternative solution will be assessed against the relevant performance criteria. Should the relevant performance criteria not be satisfied, the applicant is to demonstrate that the proposal considers the vision and principles. When assessing a design solution, the consent authority is to apply a flexible approach that allows consideration of reasonable alternative design solutions.</i></p>	<p>Amend Section 1.5 to read:</p> <p><i>Should development not adopt a design solution, it may propose an alternative design solution. This alternative solution will be assessed against the relevant performance criteria. Should the relevant performance criteria not be satisfied, the applicant is to demonstrate that the proposal considers the vision and principles. When assessing a design solution, the consent authority is to apply a flexible approach that allows consideration of reasonable alternative design solutions.</i></p>	<p>The approach of allowing alternative design solutions to meet performance criteria is well-established in documents such as the Apartment Design Guide (ADG). The Departments supports this approach to these Design Guidelines.</p> <p>The performance criteria are broad, and it is difficult to imagine a well-designed building that does not achieve those performance criteria. Writing in a provision that would allow the performance criteria to not be met would affect the functioning of the guidelines and undermine the built form quality of the FTC.</p> <p>It is not the role of the Design Guidelines to dictate the consent authority's interpretation of the guidelines.</p>
Activation	<p>Section 1.8 provides a written description of Main Street and activity streets.</p>	<p>Include a map that clearly depicts Main Street and activity streets.</p>	<p>This would clearly and unambiguously inform readers which streets require ground floor activation.</p>
Activation	<p>Section 4.2, Design Solution DS2.3 provides:</p> <p><i>The ground floor of buildings not facing Main Street or an activity street will be designed to minimise blank walls visible from the public domain and sleeved with other uses, such as residential apartments, where possible.</i></p>	<p>Amend DS2.3 to require active non-residential uses such as retail tenancies at the corner of Soliders Parade and the TCC east-west street and the Greenway and Main Street, and to require the Soliders Parade frontage between Henderson Road and the Greenway is predominantly sleeved by residential, commercial and retail uses.</p>	<p>This would activate the edge of the TCC. The non-residential tenancies would provide a clear and active entry marker to the TCC.</p>

Building design / design excellence	No design review process included.	Require that Liverpool Council's Design Excellence Panel (DEP) reviews all development within its purview. This would include all substantial building works within the TCC. Also require that significant public domain works (which are not ordinarily considered by the DEP) are considered.	Design review would promote design excellence using suitably qualified and independent people for peer review. This would test the suitability and quality of proposed designs and use collaboration to create better design outcomes.
Building design	Part 3, Table 1 includes the following design characteristic: <i>Diversity of architectural form and expression is encouraged within a framework of visual compatibility between different buildings.</i>	Amend wording to: <i>Diversity of architectural form and expression is encouraged achieved within a framework of visual compatibility between different buildings.</i>	The Department considers the FTC can achieve architectural diversity, and it is reasonable that the built form characteristics reflect this more definitively than the Proponent's suggested wording.
Building design / design excellence	No specific requirements for key buildings, such as the landmark tower and market hall.	Include a design excellence strategy for these buildings that considers the site's character, suitability, layout, setbacks, architectural design, materials and finishes, articulation, amenity, street activation and relationship with the public domain. The strategy will be approved by Council or the Department, and will be independently peer reviewed.	The concept design for the TCC presents these buildings as central to the built form identity of the TCC. If that is the case, the Design Guidelines must include robust design excellence provisions for those buildings to ensure they are of a sufficiently high standard to reflect the importance of these buildings.
Community / civic uses	Part 3, Table 1 includes the following design characteristic: <i>Community uses are centrally located to maximise accessibility to all dwellings.</i>	Amend wording to: <i>Community uses are centrally located to maximise accessibility to all dwellings and to provide a strong civic presence in the Town Centre.</i>	The Department considers a civic presence in the TCC important to reinforce a non-commercial function to the Town Centre, noting it is zoned and intended to be a mixed uses area. However, requirements for the nature and location of civic uses should not be prescriptive, noting provision and location of community facilities would be the subject of further discussion with Council as part of the VPA.
Building siting, scale and mass	Section 4.1, DS 3.1 provides:	Move this to Performance Criteria PC3.	This is a fundamental factor in building scale and mass, and is more appropriate as a performance criteria.

	<p><i>Maximum building height and Gross Floor Area for the TCC complies with the Concept Plan (as modified).</i></p> <p>Section 4.1 does not contain any provisions for setbacks, street alignments or podium building forms.</p>	<p>Include measures in Section 4.1 for setbacks and street alignments. Ground and first floor levels should be constructed to the street alignment, to provide an urban streetscape. The street wall height and tower setback must provide for a human scale at street level and allow for street tree planting in accordance with the Public Domain Plan.</p>	<p>Providing these measures will increase certainty about the building forms and streetscapes within the TCC.</p>
<p>Building siting, scale and mass</p>			
<p>Vehicle access</p>	<p>Section 4.4, DS4.8 provides:</p> <p><i>Access to car park entries and the loading dock(s) is from Bernera Road, Greenway and Soldiers Parade only.</i></p>	<p>Change wording to:</p> <p><i>Access to car park entries and the loading dock(s) is from Bernera Road, Greenway and Soldiers Parade only. Access is preferred / encouraged from Bernera Road and Soldiers Parade.</i></p>	<p>The Department considers Bernera Road is the most appropriate access point for parking and servicing in the TCC, as it is the highest order street surrounding the TCC.</p> <p>However, given the size of the TCC, the Department accepts exclusive access and servicing from Bernera Road would not be practical.</p> <p>Access from the Greenway should be limited due to potential conflict with residential dwellings on the southern side of the Greenway.</p>

Table 2: Suggested changes to Residential Precinct Guidelines

Issue	Proposed	Department's Suggestion	Justification
<p>Building Design</p>	<p>Mews housing will have dwellings facing the shared mews. As indicated in the Residential Precincts concept design, this could result in blank garage walls facing the street.</p>	<p>Amend Section 5.2 to include measures to encourage windows to local street frontages, and to ensure blank walls don't face blank walls (i.e. blank facades have dwelling entries opposite).</p>	<p>The Department supports the mews house typology, particularly in terms of its pedestrian-friendly streets. However, this has the potential for local streets (i.e. through traffic streets) to be addressed by driveways and garage walls. The recommended change to the guidelines serves to minimise this potential.</p>
<p>Amenity</p>	<p>Tables 3 and 4 provide that 60 per cent of terraces and townhomes in</p>	<p>Increase this to 70 per cent of terraces and townhomes.</p>	<p>The proposed 60 per cent requirement is less than the DMDDG requires for all types of medium density</p>

<p>each of the three residential stages will receive at least two hours' solar access to principal living areas or private open space between 9am and 3pm on 21 June.</p>		<p>development, and that the ADG requires for higher density apartment development. Given the proposed dwellings are less dense than the built form anticipated by the ADG, the Department does not accept the lower solar access requirement proposed by the proposal, and considers it would lead to a poor amenity outcome. Given the predominant building typology (the townhome) does not have a direct comparison in the DMDDG and shares characteristics of medium density development and apartments, the Department considers 70 per cent across the entire Residential Precinct. This allows for the Proponent to take a somewhat flexible approach to the layout of this area while maintaining an acceptable level of amenity.</p> <p>The Department has already requested the Proponent increase the solar access to 70 per cent. The Proponent responded by claiming the street layout limits the ability to achieve solar access due to east-west streets leading to north-south oriented townhomes, in which the south-facing townhomes would receive reduced amenity. The resultant solar access for the three residential stages would be between 60 to 70 per cent.</p> <p>The Proponent did not provide a detailed working of this figure, or explore any alternative dwelling layouts within the street configuration that might improve solar access. In any case, allowing fewer than 70 per cent of dwellings to receive solar access would be inconsistent with long-held statewide guidelines, set a poor precedent, and lead to poor residential amenity.</p>
<p>Amenity</p>	<p>Tables 3 and 4 provide the following private open space areas: <i>Terraces:</i></p>	<p>This would ensure open space areas are functional extensions of living areas (i.e. it would allow for indoor / outdoor spaces) and would be consistent</p>
	<p>Include a provision that principal private open space must be accessed directly from living rooms.</p>	

	<p>25m² with 3m minimum dimension</p> <p><i>Townhomes:</i> 1 bdrm: 10m² with 2.5m dimension 2 bdrm: 12m² with 2.5m dimension 3+ bdrm: 15m² with 3m dimension</p> <p>Tables 3 and 4 provide the following minimum internal dwelling sizes:</p> <p><i>Terraces:</i> 100m²</p> <p><i>Studio Dwellings:</i> 45m²</p> <p><i>Townhomes:</i> 1 bdrm: 50m² 2 bdrm: 70m² 3+ bdrm: 90m²</p> <p>The townhomes sizes assume one bathroom. Additional bathrooms require an extra 5m².</p>	<p>with ADG and DMDDG requirements for private open space.</p>
<p>Dwelling size and dimensions</p>	<p>Update Table 3 (townhomes) to require an additional 12m² for a fourth bedroom.</p> <p>Update Table 3 (townhomes) to require a minimum dwelling width of four m.</p>	<p>The Department acknowledges the terraces and townhomes are smaller than recommended in the DMMDG, although townhome sizes are consistent with the ADG.</p> <p>Notwithstanding this, the Department considers the dwelling sizes are acceptable. The Department notes that smaller medium density dwellings can assist housing diversity and affordability. In relation to townhomes, the Department appreciates these have similar characteristics to low rise apartments, and the ADG requirements are therefore appropriate guidelines.</p> <p>The additional 12 m² for a fourth bedroom will ensure townhomes have sufficient size to accommodate those bedrooms. This is consistent with ADG requirements.</p> <p>The four metre minimum width for townhomes is necessary to ensure rooms can function for their required purposes, and to provide appropriate sunlight access. This width is consistent with the ADG.</p>