

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: Miller Shopping Centre, 90 Cartwright Avenue Miller

Application Number: DA-62/2015

Panel Members Present: Russell Olsson; Kim Crestani ; Anthony Burke

Assessing Officer/Unallocated: George Nehme

Officers in Attendance: George Nehme

Applicants Name and / or Representatives: Melhem Hazzoun; Natalie Hazzoun [Applicants]; Robert Del Pizzo [Architect]; Adam Byrnes [Think Planners]

Date of Meeting: 22 October 2015

Item Number: 1

Pre DA ☐

Post Lodgement ☐

Chair: Russell Olsson

Apologies: Helen Lochhead

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

Demolition of existing car parking and removal of trees within carpark; relocation of Telstra communications tower; construction of ground floor retail car parking and residential shop top housing (26 x 1 bedroom, 107 x 2 bedrooms and 12 x 3 bedrooms); two floors of basement residential car parking; associated works. Note: Liverpool City Council is the consent authority and the Sydney West Joint Regional Planning Panel has the function of the determining authority

Considered by Design Review Panel twice before, the first on 1 May 2014 as a pre-da and a second on 26 February 2015 as part of DA-62/2015]

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 Advisory Panel makes the following comments in relation to the project:

Non- Pecuniary Conflict of Interest declared by Kim Crestani. She has been involved in one project with the applicant in the Penrith LGA.

The architect presented the scheme and the Panel noted the following :

- The proposal must replace the public car parking and add additional car parking for residential development as per a positive covenant on the site
- The Panel :
 - queried the use of the podium as the entrance space and commented that the way finding was confusing.
 - accepted the applicant's proposal for the above and the main entrance at grade but considered that it needed to be more generous and more memorable .
 - suggested a more rational organization of the pedestrian access on the podium and stipulated that it should be:
 - organized into a clear main and secondary street system.
 - have a clear difference between the park and plaza.
 - supported the corner resolution , planning and architecture.
 - supported a clear through site link where it is currently located in the shopping centre.
 - supported the massing and additional height at the corner even though it is a small non-compliance .
- The Panel noted that any future development will need to comply with ADG set backs. This is relevant to the western boundary.
- The applicant stated that the section at the shopping centre to the west of the current DA site is to be re-developed in the future as Stage 2 of the overall development proposal.

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