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Meeting Minutes

Prepared by Jessica Miller from Willowtree Planning

Design Integrity Meeting held at 9:30am 19 October 2018 at Liverpool City Council, 33 Moore St, Liverpool for DA 507/2018.

Attendees:

- Russell Olsson (RO) – DIP committee member (representing Liverpool City Council). From Olsson & Associates Architects.
- Matthew Devine (MD) – DIP committee member (representing Govt. Architects). From Matt Devine & Co.
- John Elvy (JE) – DIP committee member (representing Mackycorp). Real Estate consultant with many roles including Penrith City Council Urban Design committee.
- Jessica Miller (JM) – Town Planner from Willowtree Planning, representing Mackycorp and taking meeting minutes
- David Petrie (DP) - Manager of urban design and public domain from Liverpool City Council
- George Nehme (GN) – Liverpool City Council assessment officer for the current site DA and chairperson for the DIP meeting
- Mike Hercus (MH) – from the proponent, Mackycorp

The attendees walked over the site of the proposed development. The following matters were discussed/comments made with regards to the siting of the proposed development:

- Discussed sunlight access into the site, including how provision of steps along the eastern edge of the site will create a suitable public domain outcome as pedestrians will be able to sit on the steps and enjoy lunch or a coffee.
- Discussed the proposed adaptive reuses of the Heritage Hotel (e.g. with some floorspace used as co-sharing workspace) and the suitability of this land use given the surrounding tertiary education, commercial, local government and State government land users).
- Discussed suitable positioning of the internal washrooms within the Heritage Hotel. Determined the proposed location is the most suitable, as other areas of the building are more suited to kitchen/bar due to superior access points for servicing.
- Discussed overall CMP strategies for the Heritage Hotel whilst walking through the hotel. Observed that the Heritage Hotel has undergone significant modifications and that there is not a high level of original heritage fabric remaining within the building. Noted the northern wing which is to be demolished as an addition, and observed the line of construction where this addition adjoins the original building line.
- Discussed hanging floor levels along the site (lowering from west to east), and observed the floor level changes within the Heritage Hotel building.

- Observed existing blank wall façades to the north and west of the site, and discussed how the proposed development will interface with these. To the west, the proposed development would abut up against the existing commercial tower, with a small separation distance between the two for building constructability purposes. To the north, the existing blank façade wall is being considered for potential treatment through the provision of Boston Ivy or a similar species to 'green' the space. Building identification/directional signage is being proposed to be co-located at this point.
- The proposed zero lot set back with the adjoining western tower was also noted, given that this adjoining tower has been constructed to the lot line.
- The meeting attendees walked along the Railway Serviceway (laneway to the north) and observed how the site would achieve car access from this point.

Back at Liverpool City Council, the meeting attendees discussed the following:

- MD queried the process that the current DA for the proposed development has gone through. GN responded saying two Pre-DA Meetings and three Design Excellence Panel Meetings have occurred. That the DEP supports the application. That the SWJRPP will be the consent authority and that he is targeting a December meeting for that consent.
- GN stated that the DIP minutes need to be submitted as a part of the application.
- GN stated that the DA has been subject to a Design Excellence Strategy submitted to the NSW Government Architect, and that the Government Architect has granted an exemption from a design competition.
- The comment was also made that the latest DEP comments are in support of the proposed development.
- The remaining process for the current DA to obtain approval includes Council assessment and subsequent Sydney Western City Planning Panel determination.
- RO commented how the Design Excellence process which the site has undergone has improved the overall design of the proposed development significantly, and that earlier concept plans for the site did not demonstrate the same suitable relationship with the Heritage Hotel.
- The members commented how the proposed conservation and adaptive reuse of the Heritage Hotel is suitable and represents a good urban design outcome for the site.
- It was noted that there will be a condition of consent that the DIP be consulted at every stage of the proposed development, as per the requirements of the Government Architect's exemption.
- MD requested a copy of the Govt Architects exemption letter and the Design Excellence Strategy which was submitted to the Govt Architect seeking this exemption.
- Discussed how some potential CIV savings might be able to be made whilst still keeping the integrity of the design.
- RO noted that the planter boxes shown in the DA package (cross-sections) and queried if they were permanent or temporary. MH explained they were temporary.
- RO queried how deep soil planting is proposed to take place over car parking areas. MH responded that concrete planting boxes would be poured down into the ground layer and above the car parking levels.
- RO also queried the plants shown on the mid-level terrace as part of the current DA drawings package. However, the plans do not indicate how this might be achieved. It was agreed that greenery would be a suitable response for the Oasis Level. However, it was also agreed that the detailed fit out and planting of this level, if undertaken, would be tenant-driven. JE advised planters are not a feasible solution and that the tenant would have legal control over the space and not the Landlord/Developer. It was considered that, in any event, potted plants were likely to be more suited to the Oasis Level compared to planter boxes.
- RO queried the design of the louvres as he believed that a better ESD design could be achieved. MH advised that this will be reviewed by the architect and the ESD consultant to confirm.
- RO suggested that level 1 of The Stables could possibly include an awning. MD responded saying that it would potentially detract from the heritage item and that the current proposal is a good design outcome in response to the heritage item. It was agreed that The Stables would function better without this awning.
- RO likes awning around base of tower.
- Overall, it was agreed that The Stables building demonstrates a good interrelationship with the Heritage Hotel, and the proposed canvas awnings soften the site and are a good design response.

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- MH explained that the first podium level façade of Commercial Tower was previously shown as louvered timber as it was where a previous iteration of the End Of Trip was to be but now that space will be office and the façade will be glass and the DIP agreed it will create a suitable response.
- The DIP members agreed that the proposed development encapsulates Transit Oriented Development principles.
- RO noted that there may be additional suitable uses for captured rainwater at the site besides landscaping irrigation.
- RO encouraged solar for the site. MH agreed it will be investigated.
- The DIP members commented on the suitability of the site's surrounding context (i.e. the Liverpool Education and Health Precinct) to support the proposed development.
- The DIP members noted that, as there is only a moderate degree of the Heritage Hotel's original fabric remaining, the building is able to accommodate further alterations so as to make it suitable for its proposed adaptive reuses.
- DIP members commented that retention of the Heritage Hotel and its reinterpretation at the site are the most important character-generating elements of the site and not necessarily the internal parts as they are heavily modified and will be getting upgraded.
- DIP members commented that the proposed development overall has many good qualities.
- MD is excited to be a part of the process for this development and commented that it constitutes a prestigious development and that the DIP members are keen to maintain the integrity of the design quality throughout the process of delivering the proposed development at the site. The comment was also made by the DIP members that there are not many buildings of this character or quality within the local area. DIP members also made the comment that the quality of the site's design will set a benchmark for the Liverpool CBD.
- DIP members also commented on the value of car parking contributions payable to Liverpool City Council potentially meaning that the proposed development cannot achieve the state of excellence that it seeks to achieve as this will require money to be saved from elsewhere in the project to accommodate any parking contribution.
- It was suggested that a designer (urban designer and/or landscape architect could attend future DIP meetings.
- Overall, each of the DIP members indicated their support for the proposed development's design.
- The DIP members agreed that the comments made by the DIP did not require any specific response to be made by Mackycorp.
- At the close of the DIP meeting, Mike Hercus thanked all of the DIP members for their participation and for coming to the site.