

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday the 11th of May 2023**

DEP PANEL MEMBERS PRESENT:

Shaun Carter	Chairperson	CarterWilliamson Architects
Kim Crestani	Panel Member	Order Architects
Vishal Lakhia	Panel Member	Vishal Lakhia Architect

APPLICANT REPRESENTATIVES:

Russell Olsson	Architect	OLSSON
Tavis Callaghan	Architect	OLSSON
Andrew	Position	Legal Capital
Mairead Hawes	Town Planner	The Planning Hub
Jamie Durie	Landscape Architect	Durie Design
Ian Jordan	Developer	

OBSERVERS:

Ariz Ashaf	Conveyor	Liverpool City Council
Nabil Alaeddine	Principle Planner	Liverpool City Council
James martinez	Technical Administration Officer	Liverpool City Council

ITEM DETAILS:

Item Number: 4

Application Reference Number: DA-1262/2022

Property Address: 402 Macquarie Street, Liverpool NSW 2170

Council's Planning Officer: Nabil Alaeddine

Applicant: Kingdom Towers 1 Pty Ltd

Proposal: Concept Development Application for the construction of a 31storey mixed-use development consisting of the establishment of the building envelope, gross floor area, maximum building height, design excellence, public domain works, vehicular access and car parking provision, stormwater management and concept landscape design.

Meeting Venue: Microsoft Teams Meeting

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

The Panel members Shaun Carter, Kim Crestani and Vishal Lakhia indicated at the meeting that they are known to Russell Olsson – architect for the project. The Panel members confirm that they have no affiliations with or involvement in any organisation or entity with any financial or non-financial interests on this proposal or on any material discussed in this DEP Report.

3.0 PRESENTATION

The applicant presented their proposal for DA-1262/2022 - 402 Macquarie Street, Liverpool NSW 2170.

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 thanks the applicant for providing a comprehensive set of architectural, urban design and landscape design documentation, including (the previously requested) susceptibility to change analysis, urban design analysis and 3D views. The Panel appreciates the extent of work considered for a Concept DA and commends the team for the quality of the submission.
- With further resolution and refinement expected during the development application stage, the Panel considers that the overall architectural expression has potential to create an exemplar for future developments within the vicinity.
- Council's assessment officer should further review the mid-winter overshadowing impact on the adjoining properties to the south and south west of the site. The Panel recommends consistency is established with the guidance offered within Part 3B-2 of the NSW Apartment Design Guide (ADG) - *where an adjoining property do not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.*

4.2. Built Form + Scale

- It appears that the height of the building base/podium exceeds the maximum 21m street frontage height within the Liverpool City Centre DCP. In this regard, the built form relationship between the proposed building base and the existing 7 storey building on the adjoining property (170 Terminus Street) needs further improvement. In its current form the blank party wall appears to be highly visible from the surrounding public domain.
- In order to resolve the above-mentioned issue, the Panel recommends reduction of the podium height to align with the adjoining party wall and to comply with Council's street frontage height control. Furthermore, introduction of a vertical building indentation as a 'shadow-line' to separate the proposed building from the adjoining building should be considered.
- The applicant should also include corresponding layouts of the adjoining building (170 Terminus) on the proposed floor plans, for a further review of the built form interface to this side boundary.
- The Panel offers in-principle support to the overall built form and scale of the proposal, subject to acceptable resolution of the other recommendations made in this report, as well as statutory planning matters that may be separately raised by Council.
- The Panel expects that the applicant to consider further refinement within the ground floor plane to increase street activation of Carey Street as part of a more detailed and formalised DA process.

- Clarity is required to be established in terms of servicing facilities for Retail space addressing Terminus Street (for example – waste storage, removal, loading and unloading for the retail use). In its current configuration, the Retail appears to be isolated from the basement carpark.
- While the Panel appreciates the details offered as part of the Concept DA, further refinement is required for the site interface treatment to Macquarie and Terminus Streets as the treatment appears cluttered in its current state. As part of the development application stage, the applicant should develop 1:20 or 1:50 sections for resolution of architectural + landscape design treatments along the street edges.

4.3. Density

- Refer to Built Form and Scale (above).

4.4. Sustainability

- The Panel expects that key targets established within the ADG for solar access and natural cross ventilation are met by the proposal. Similarly, the Panel encourages commitment to further sustainability targets for water, energy and waste efficiency should be considered during the DA stage.
- Provision of ceiling fans to all habitable areas is encouraged as a low energy alternative to any A/C system, with floor-to-floor and floor-to-ceiling heights to be both ADG compliant and suitable for use of ceiling fans.
- The applicant is encouraged to include a rooftop photovoltaic system for environmental benefits and for use in power/lighting common areas.
- Provision of a rainwater tank should be considered to allow water collection, storage and reuse within the site.

4.5. Landscape

- The Panel commends proposal for bringing together landscape and architecture and complementing each other very well. Further details are expected to be reviewed by the Panel as part of the development application stage.

4.6. Amenity

- The typical residential level includes well-planned internal apartment layouts, and the Panel offers in principle support for the proposal.
- The south-eastern hotel rooms (typical rooms 2.27, 2.28, 2.29 and 2.30) would benefit further refinement of the internal layouts which should be considered as part of the DA stage.

4.7. Safety

- Apply CPTED considerations through the design development in preparation for the Development Application.

4.8. Housing Diversity + Social Interaction

- Pre and post adaptation apartment layouts should be provided as part of the DA submission. The applicant should ensure that the extent of amendments required from pre to post adaptation should be minimised, particularly any services, plumbing or structural changes should be avoided.

4.9. Aesthetics

- The Panel understands the proposal is for a Concept DA and appreciates the resolution offered by the architect, and offers in-principle support to the overall architectural expression of the proposal, subject to recommendations offered in *Principle 2 – Built Form & Scale*.
- The Panel notes the application proposes use of bricks and recommends that the applicant explores options to ensure that this proposed materiality and aesthetics are delivered carried through to the DA.
- The Panel recommends the applicant consider exploring the possibility of utilising curved glass or faceted glass for the balustrades along outdoor podium, noting that this would further improve the design outcome of the proposal.
- Architectural drawings should identify location of A/C condenser units and other mechanical equipment. The Panel recommends that these should not be located within balconies (unless thoughtfully screened and/or integrated into the building fabric).
- Developed architectural drawings should include details of the proposed design intent with 1:20 sections indicating materials, balustrade types and fixing, balcony edges, junctions, rainwater drainage including any downpipes and similar details within the proposal.
- The Panel requires at least 4 realistic CGI's (renders) of the building from 4 critical viewpoints, as well as 2 CGI's of the user experience on the footpath in front of the building but under the awning to help provide an understanding of the public-private interface of the design/ application.

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. Respond to recommendations made by the panel, then the plans are to be reviewed/approved by Council.