

Nabil Alaeddine  
Principle Planner  
Liverpool City Council  
Shop R1, 33 Moore Street  
Liverpool  
NSW 2170

**Re:** Concept DA Application for 402 Macquarie Street Liverpool  
**Subject :** Response to Design Excellence Panel Review of 11 May 2023

Dear Nabil,

This letter forms part of the Concept DA package which is being submitted in October 2023. It sets out how the Concept DA satisfies the recommendations made by the Liverpool Design Excellence Panel in its meeting of 11 May 2023.

#### **4.1 Context**

The Panel's comment relates to the Susceptibility Analysis, which is referred to under "5. *Susceptibility Analysis*" in Council's RFI letter dated 15 September 2023. The Concept DA contains Solar Access testing to all relevant sites to the south and south-west of the subject site. The Solar Access testing demonstrates that the SEPP 65 ADG recommendations for 2 hours solar access to living areas and POS in midwinter between 9am and 3pm are achieved. Sites are designed to achieve their maximum development potential under the Liverpool LEP FSR controls.

Council's RFI letter requests testing at 2 : 1 FSR, which does not maximise the development potential of these sites. This approach is not referenced in any Council planning provisions or the ADG. In addition, our testing demonstrates compliance with the ADG. There is no requirement in the ADG or Council's planning provisions to provide testing at multiple development densities. The most likely development densities are those that maximise yield for site owners and those are the densities that have been tested. This Concept DA submission satisfies relevant planning provisions relating to context.

## 4.2 Built Form + Scale

### Panel Comment :

*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.*

### Response :

The design of the podium on Macquarie Street has been revised so that it now complies with the 21m maximum street frontage control in mid-blocks in the Liverpool City Centre DCP. The lowest 6 storeys comply with the 21m height control and the top two storeys are set back from the street frontage as illustrated in the DCP. As well as reducing the perceived scale of the building when viewed from Macquarie Street, this reduces the length of blank wall along the side boundary and resolves the relationship with the building across the N-E side boundary.

### Panel Comment :

*The Panel expects that the applicant consider further refinement within the ground floor plane to increase activation of Carey Street.*

### Response :

The subject site is in the B4 city centre zone where it is encouraged that ground floor be built to the property boundary, allowing pedestrians and vehicles to perceive interior activities. The hotel lobby is clearly visible from the corner of Carey Street and pedestrian access is gained to the hotel main entry and lobby from adjacent to the corner.

### Panel Comment :

*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.*

### Response :

The previous space at the northern end of the Macquarie Street frontage was retail space and was not connected to the basement carpark. This has been amended, so that a publicly accessible gymnasium is now provided in that location on Macquarie Street, with the gym being distributed over 2 levels. Both these levels are connected to the basement carpark with a lift. The gym is also connected to the hotel lift lobby, ensuring excellent access for both the general public and hotel guests.

**Panel Comment :**

*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.*

**Response :**

The previous design had a 1 : 20 ramp extending for a substantial length of the Macquarie Street frontage under the colonnade. The ramp was lined by planter boxes, which created a cluttered appearance under the colonnade.

The design has been amended to remove the 1 : 20 ramp and planter boxes. This has made the area under the colonnade easily accessible to the general public, allowing viewing into the glazed windows of the gymnasium, residential lobby and hotel lobby from under the colonnade. A 1 : 14 ramp and 5 steps are provided adjacent to the corner of Carey Street for access to the hotel lobby.

**4.3 Density**

Refer to Built Form + Scale above.

**4.4 Sustainability**

The Panel recommends a number of detailed sustainability measures which will be achievable at DA stage. The Concept DA does not preclude any of the recommended sustainability measures.

**4.5 Landscape****Panel Comment :**

*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.*

**Response :**

Further details to be provided at DA stage.

**4.6 Amenity****Panel Comment :**

*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*

**Response :**

Further details to be provided at DA stage.

#### **4.7 Safety**

**Panel Comment :**

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

**Response :**

Further details to be provided at DA stage.

#### **4.8 Housing Diversity + Social Interaction**

**Panel Comment :**

*Pre and post adaptation apartment layouts should be provided as part of the DA submission.*

**Response :**

Further details to be provided at DA stage.

#### **4.9 Aesthetics**

The Panel offered in-principle support, subject to recommendations made in 4.2 – Built Form and Scale. These recommendations are addressed in 4.2 – Built Form and Scale above. Other Panel recommendations are able to be addressed in detail at DA stag

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Russell Olsson', with a stylized, cursive script.

Russell Olsson

Principal