

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-419 - Liverpool - DA-216/2024 - 132 Macquarie Street, Liverpool
APPLICANT / OWNER	Applicant: Gilbert Blandin de Chalain – HDC Planning Owner: Copping and Vartuli Pty Ltd, FBDM Pty Ltd, Sydrom Pty Ltd, Deemhire Pty Ltd and Liverpool City Council
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$168,253,812.60 (excluding GST)
BRIEFING DATE	21 October 2024

ATTENDEES

APPLICANT	Gilbert Blandin de Chalain – HDC Planning,
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ellie Roberston, Jeremy Thomas (apology)
COUNCIL OFFICER	Nabil Alaeddine, Amanada Merchant
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Renah Givney

DA LODGED & DAYS SINCE LODGEMENT: 7 May 2024 (166 days)

TENTATIVE FURTHER BRIEFING DATE: End of March 2025

The Chair reviewed attendance and introduced the purpose of the briefing. The following matters were discussed:

- The building envelope is the principal concern of the concept plan under assessment and should be the focus of the DA assessment.
- The Council has indicated an interest in the materials and façade, particularly in relation to the way in which they resonate with the adjacent heritage churches and the plan for the pedestrianisation of Macquarie Street. Those are important issues, but they can be developed at DA stage. The Panel is strongly supportive of dialogue between the Applicant and the developer in the preparation of a final DA. If there are means to facilitate discussion at an early stage in the design between the Applicant's design team on the one hand and the chair of Council's Design Excellence Panel or a suitable urban design consultant for the Council on the other, it might well assist in delivering dividends to a quality proposal for this site which is key to the revitalisation of Liverpool.
- The Council acknowledged advantages for the massing changes in the concept plan which might reduce overshadowing of the heritage church.
- One issue which might be developed during the concept plan stage is resolution of the through site links. The Applicant reported an openness to adopting suggestions made by the Design Excellence Panel in that regard. It may be that some minimum outcomes in that regard could be conditioned into a concept plan approval.
- One issue that will be important for the DA as it moves forward is the orientation of the western tower and particularly the extent to which it provides for reinforcement of the corner of Macquarie and Elizabeth Streets, as well as the extent to which the address of the building might be seen as prioritising the frontage opposite Westfield. Encouraging Macquarie Street as public destination is important to any consideration of this site.
- The Council's economic planners and the Design Excellence Panel were concerned that the proposed large floor plates for all three buildings reduced the potential for encouraging the availability of smaller boutique style tenants. Solutions suggested by Council's Design Excellence Panel would be to reduce the height of the connecting central tower, or possibly separating the proposal into two or three separate but connected towers which may well have an impact on yield.
- Council's planning team noted that the podium proposed in the concept was lower than that anticipated by the DCP. It may be that the envelope could be increased to reflect the DCP, but final design decisions in that regard could be left to DA stage.
- Contamination remediation is an issue for the DA and the Council has requested further information in that regard.

The panel targets determination of RSDAs within 250 days. The Chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.