

MINUTES OF DESIGN EXCELLENCE PANEL MEETING 15th April 2020

DEP PANEL MEMBERS PRESENT:

Rory Toomey	Chairperson	Government Architect Office
Alf Lester	Panel Member	LFA
Caroline Pidcock	Panel Member	Pidcock

ITEM DETAILS:

Application Reference Number: DA-82/2020

Property Address: 167 Northumberland Street Liverpool

Council's Planning Officer: Boris Santana

Applicant: Karimbla

Proposal: Concept DA to establish building envelopes for the future development of the site for mixed use purposes, incorporating a 32-storey tower with 2 levels of basement parking, providing retail/commercial floorspace and serviced apartments.

Liverpool City Council is the consent authority and the Sydney Western City Planning Panel has the function of determining the application

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

NIL.

3.0 PRESENTATION

The applicant presented their proposal for DA-82/2020, 167 Northumberland 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:

- The Panel notes that the proposal presented is an indicative sketch, related to seeking approval of the building envelopes (i.e. As Stage 1 of the Development Application). The Panel notes that the applicant has lodged a Development Application with Council for Stage 2 of this proposal, anticipating that it will go to the Design Excellence Panel meeting in two weeks' time. The Panel recommends modifying the Stage 1 Development Application to incorporate the comments below, before being seen by the Panel again. The Panel will then be able to undertake a more detailed assessment of the built form and design quality of the proposal.
- Council's DCP specifies a podium height of 4-6 storeys along Northumberland Street, however this proposal seeks to reduce the podium height to 3 storeys. The Panel supports a 4-storey podium level. If variation is desired, it can be achieved by changes within the DCP recommendation of 4-6 stories and included in the Stage 2 Development Application.
- The Applicant has suggested that the building may be converted into a hotel or other uses in the future. The panel notes that if the applicant is relying on a future change to the Liverpool Local Environmental Plan (LLEP) to include hotel use in the definition of what is allowed in this zone, then the submission needs to be amended to reflect this. In this case, the submission would not be assessable until such time as the LLEP is formally gazetted.
- If the building is intended to be converted into residential apartments, then consideration must be made to the impact on the neighbouring site to the south (i.e. future redevelopment of this site), and compliance with ADG requirements.
- The proposed 3 metre setback to the southern boundary is unconvincing and there are possible conflicts that could occur at lower levels, with the neighbouring property. The Panel would like to see more thought on how this relationship could be resolved.
- The Applicant is to provide a more realistic and comprehensive set of propositions for what could be developed on the site to the south, that deals with the traffic requirements and actual land ownership of that site.

- The Panel notes that the future character of Laurantus Serviceway may be different, as prescribed by Council's Draft Liverpool City Centre Public Domain Master Plan. Despite having limited frontage to Laurantus Serviceway, and back of house functions facing the serviceway, this is a significant building that could provide a contribution the laneway. Consider providing an upgrade to a section of the laneway as per the treatments shown in the Draft Liverpool City Centre Public Domain Master Plan (available at <https://listens.liverpool.nsw.gov.au/liverpool-city-centre-public-domain-master-plan>). This includes specifications for street tree species, paving typology and streetscape infrastructure and opportunities for passive surveillance from the upper levels.
- Update landscape plans in accordance with the public domain treatments shown in the draft Liverpool City Centre Public Domain Master Plan (available at <https://listens.liverpool.nsw.gov.au/liverpool-city-centre-public-domain-master-plan>). This includes specifications for street tree species, paving typology and streetscape infrastructure.
- The Panel recommends including landscaping at the podium level.

5.0 OUTCOME

The Panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:

The proposal is not supported by the DEP and must return to the Panel, with all feedback incorporated or addressed.