

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING
Thursday 11th February 2021****DEP PANEL MEMBERS PRESENT:**

Kim Crestani	Chairperson	Order Architects
Shaun Carter	Panel Member	Carterwilliamson
Caroline Pidcock	Panel Member	PIDCOCK

APPLICANT REPRESENTATIVES:

Josh Owen	Mosca Pserras Architects
Frank Mosca	Mosca Pserras Architects

OBSERVERS:

Danielle Hijazi	Panel Support Officer	Liverpool City Council
Ariz Ashraf	Acting Coordinator	Liverpool City Council
	Urban Design	
Boris Santana	Principal Planner	Liverpool City Council

ITEM DETAILS:

Application Reference Number: DA-285/2020

Property Address: 431 Macquarie Street Liverpool

Council's Planning Officer: Boris Santana

Applicant: BUTTERFLY DEVELOPMENTS PTY LTD

Proposal: Masterplan - Demolition of existing structures and construction of mixed-use (including retail/business, office, community centre) 26-storey building with five levels of basement carparking and a new public plaza

1.0 WELCOME, ATTENDANCE, APOLOGIES AND OPENING

The Panel and the Council staff noted that the applicant was late for the meeting and attended only the last five minutes of the scheduled meeting. The Panel expressed its disappointment that the applicant and the landscape architect did not appear for the meeting on time and did not present the revised scheme.

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 was late for the meeting and attended only the last five minutes where the applicant did not present their proposal for DA-285/2020, 431 Macquarie Street Liverpool.

The Panel was disappointed that the applicant and the landscape architect did not appear for the meeting on time and did not present the revised scheme. The applicant stated that they did not receive the invitation, however, the Panel was advised that the Council sent the invitation email on Tuesday 02 February 2021 at 9.36am and was subsequently accepted. The Panel requires the applicant's architect, landscape architect and ESD Consultant to be in attendance for the next DEP meeting and present the revised design scheme.

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 notes that the design proposal has improved over time and recommends the applicant to further refine the design with adequate emphasis on design details. The Panel encourages the applicant to strive for design excellence for the proposed scheme.

4.2. Built Form + Scale

- The Panel requires the applicant to respond to the wind studies previously submitted as part of the application and provide justifications for the treatments being proposed to mitigate the impacts of downward wind drafts that will be generated on the south eastern and south western corners of the site, and to expressly indicate what mitigation measures (such as awnings/trees) are proposed
- The Panel requires the applicant to undertake additional wind studies to demonstrate the future conditions of the plaza and the wind conditions along the south eastern/south western corners of the site. The Panel requires the applicant to identify appropriate mitigation measures that will help reduce the downward wind drafts on ground level.
- The Panel requires the applicant to analyse the extent of shadow being cast on the neighbouring development (i.e. Skyhaus Towers) and provide details of the impacts on solar access for the residential units. The Panel requires the applicant to identify the

number of units that will be affected by overshadowing and outline the duration/extent of time to which the units will be affected. The Panel also requires the applicant to assess the solar access during the summer months from September 21 to December 21.

- The Panel notes that the 3D models/visualisations with grey forms submitted as part of the application are not acceptable and needs to incorporate further details for the built form. The Panel requires the applicant to provide detailed CGI's that will accurately demonstrate the final appearance of the building (materials, textures, shade/light – solar access, form) for the proposal at eye level as well as the overall CGI; and indicate appropriate materials for the built form to provide a better understanding of the design proposal.

4.3. Density

- The Panel supports the density being proposed for the development.

4.4. Sustainability

- The Panel recommends the applicant to appoint an ESD Consultant to undertake a thorough analysis of all sustainability principles being incorporated within the development and provide additional details for all such measures being incorporated as part of the development, in particular solar shading to the facades and energy requirements for heating and cooling.

4.5. Landscape

- The Panel requires the landscape architect for the project to be in attendance for the next DEP meeting and present the revised landscape scheme for the proposal.
- The Panel understands that the applicant needs to address the issues raised by Council's internal Public Domain and City Design team; and requires the applicant to present a summary of the response/actions undertaken to the panel in the next DEP meeting.

4.6. Amenity

- The Panel notes that the proposed built form affects the amenity for the existing residential development in the vicinity and requires the applicant to undertake appropriate studies to establish the extent of the impacts (see notes above) – noting these impacts should not adversely effect the SEPP65 compliance of nearby buildings.

4.7. Safety

- The Panel notes that Council's City Design and Public Domain Team has raised concerns which need to be addressed by the applicant. The Panel requires the applicant to provide a summary of the responses/actions undertaken (see notes above - Ref to Point 4.5)

4.8. Housing Diversity + Social Interaction

- NIL

4.9. Aesthetics

- The Panel requires the applicant to provide more details for the materiality of the built form and include adequate details within the CGI's for the built form (see point 4.2

above) – noting the DEP is a Design Excellence Panel and requires the applicant of this significant & important development to achieve design excellence.

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 in principle. The applicant needs to respond to recommendations/comments made by the panel and needs to present the revised drawings to the Panel.