

**MINUTES OF DESIGN EXCELLENCE PANEL MEETING  
DATE – 27 October 2020****DEP PANEL MEMBERS PRESENT:**

Alf Lester	Chairperson	LFA
Caroline Pidcock	Panel Member	PIDCOCK
Geoff Baker	Panel Member	GB Architects

**APPLICANT REPRESENTATIVES:**

Walter Gordon	Head of Planning	Meriton Group
Frank Ru	Head of Design	Meriton Group
Maddison Randall	Asst. Design Manager	Meriton Group
Nazia Pokar	Senior Consultant	Urbis
Siobhan McInerney	Director	PTW Architects
Shilpa Shetye	Associate	PTW Architects
Zoe Goodbrand	Architect	PTW Architects

**OBSERVERS:**

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

**ITEM DETAILS:**

Application Reference Number: DA-822/2020

Property Address: 167 Northumberland Street Liverpool

Council's Planning Officer: Boris Santana

Applicant: KARIMBLA CONSTRUCTIONS SERVICES PTY LTD

Proposal: Stage 2 for Mixed use development

**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 occurs, these may be grouped together but must be acknowledged.

## **2.0 DECLARATIONS OF INTEREST**

NIL

## **3.0 PRESENTATION**

The applicant presented their revised proposal for Stage 2 application, DA-822/2020, 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:**

### **4.1. Context**

- The Panel acknowledges and supports the sculptural approach that has been adopted in developing the proposal against the framework of the rectangular tower envelope identified in the Concept DA.
- The Panel notes that the applicant has undertaken a series of site isolation studies to demonstrate that the proposed 3m setback to the southern boundary does not adversely impact on the development potential of the adjacent site (i.e. 179 Northumberland Street). The Panel accepts that the reduced setback will not adversely impact the southern neighbour, because any future development on that site would need to look out to the streets and laneways surrounding it on three sides and would require a nil setback blank wall abutting the southern boundary of the subject site for feasible future development.
- The Panel's concerns for the subject site relate to potential daylight access and visual amenity issues for the serviced apartments on the south side of the proposal above the podium up to the 28m permissible height for the adjacent site (L4, L5 and L6).

### **4.2. Built Form + Scale**

- The Panel recommends that the building design be subject to further refinement of detailing to address various environmental issues (e.g. deep vertical slits within the tower that may create strong wind drafts, the mirroring of building elevations that lack response to the climatic impacts of varying aspects, fenestration detailing).
- The Panel notes the applicant's suggestion that the south-facing studio units on Level 4-7 could be amalgamated with the adjoining one-bedroom units. The Panel remains concerned that this change would not resolve the issues raised above. From L4 to L6 there should be no habitable rooms or spaces on the southern side of the tower facing (i.e. with openings towards) the southern boundary.

- The Panel recommends the applicant consider modifying the design to ensure that the overall environmental amenity is enhanced in the intersect space between 167 Northumberland Street and 179 Northumberland Street (e.g. a multi-level green space replacing the studio units up to 28m).
- The Panel notes that the design of the podium on Level 4 includes skylights for the swimming pool area below. Carving out the central studio units (up to 28m) could provide for a larger opening to the pool area below (a glazed roof, rather than skylights).
- The Panel notes that the proposed building flanges with deep vertical slits within the built form are likely to result in strong wind drafts along the face of the tower and direct southerly winds against serviced apartments. The Panel recommends that appropriate details are incorporated within the design to minimise strong wind drafts along the faces of the tower.
- The Panel notes that the internal layout for the childcare facility indicates a kitchen located along the main corridor. The Panel recommends that the layout be revised to ensure all relevant standards and regulations are addressed.
- The Panel notes that the lift lobby design for the tower only provides for indirect natural lighting. Given the scale of the tower building, design excellence would be better achieved by providing appropriate direct natural lighting into all lobbies.
- The Panel encourages the applicant to future-proof the design of the serviced apartments by considering compliance with the requirements of SEPP 65 – Apartment Design Guide (ADG). This would avoid sub-standard living environments if the serviced apartments are changed to residential units in the future and ensure long-term value for the development.

#### **4.3. Density**

- NIL

#### **4.4. Sustainability**

- The Panel raises its concerns relating to potential wind downdrafts which could impact on the outdoor areas associated with the childcare facility. The Panel recommends that the design of the podium should incorporate measures to mitigate the impacts of any downward wind movement on the outdoor play areas.
- The Panel recommends that the design/detailing of the building incorporate principles of Environmentally Sustainable Development (ESD). The façade design should reflect aspect considerations and the varying responses required to further enhance natural comfort and sustainability.

#### **4.5. Landscape**

- The Panel notes that the landscape plans for the podium level (i.e. above the childcare facility) indicate artificial turf as part of the proposed landscape treatment. The Panel recommends the applicant reconsider the landscape design for the podium level and improve/enhance the quality of the proposed landscape design with natural plantings that are child friendly and suitable for its environment.
- The Panel notes that there is no provision for Communal Open Space and that this is not required by the applicable controls for serviced apartments. However, there is the possibility of conversion to apartments in the future. The building's roof should be designed such that it can be easily modified to provide rooftop communal space should this occur.

**4.6. Amenity**

- The Panel notes that the eastern/western façades of the proposed tower are mirrored and there are limited responses to the varying climatic conditions (solar amenity/heat gain). The Panel recommends that further design refinement be undertaken.

**4.7. Safety**

- NIL

**4.8. Housing Diversity + Social Interaction**

- NIL

**4.9. Aesthetics**

- The Panel supports the sculptural form of the proposed tower. The Panel recommends that further design consideration be given to the building elevations and detailing that respond to the different orientations and conditions (refer Sustainability).
- The Panel notes that horizontal slabs extending beyond glazed areas will act as thermal bridges and recommends that further consideration be given to façade detailing to minimise impacts.
- The Panel encourages the applicant to consider alternative materials for the proposed building facades (e.g. pre-cast panels and other compliant cladding).

**5.0 OUTCOME**

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

The project is supported, subject to the above comments and recommendations. The applicant is to respond to the Panel's recommendations and the revised documentation are to be submitted to Council for further review by this Panel.