

**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
David Hoy	Director	Urbis
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-82/2020

Property Address: 167 NORTHUMBERLAND STREET, LIVERPOOL

Council's Planning Officer: Boris Santana

Applicant: KARIMBLA CONSTRUCTIONS SERVICES PTY LTD

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 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:

4.05 Concept DA

- Usually, approval for a concept DA is sought before a DA for a specific building design is submitted. In this case the two are running concurrently. The Panel believes that the Concept DA must be sufficiently specific to ensure that if the currently proposed building DA for 167 Northumberland is not pursued, any subsequent proposal would result in a satisfactory outcome. The building DA should thus “follow” (i.e. be assessed against) an agreed concept plan, which is the subject of these minutes.

4.1. Context

- The Panel acknowledges the comprehensiveness of the draft Stage 1 DA document and the in-depth analysis and site isolation studies undertaken by the applicant for the adjacent site (i.e. 179 Northumberland Street).
- The Panel’s primary concern is with the three levels (L4, L5 and L6) on the subject site above the building’s four-storey podium which face the southern neighbour. The Panel notes that the adjacent site has the potential right to develop to a height of 28m and agrees that any new building on that site (because it would need to be set back from its three street frontages) would need to have nil setback from the subject site’s southern boundary for its full height. This would impact on the daylight access and visual amenity of the three levels of concern on the subject site.
- The Panel considers that the proposed development on the subject site (i.e. 167 Northumberland Street) should not impact adversely on the future development potential of the adjacent site (i.e. 179 Northumberland Street). Equally, habitable space on the

subject site facing south for the first three storeys above the podium should not be rendered sub-standard in terms of amenity if the neighbouring site is redeveloped.

- The Panel recommends that the Concept Design DA for the subject site should reflect the scale of permissible development for the adjacent site and design the lower levels of the serviced apartment building to ensure visual/acoustic privacy and provide for an appropriate level of environmental amenity.

4.2. Built Form + Scale

- The Panel notes that the building envelope for the proposed development provides for a 3m tower setback from the southern boundary of the subject site above the podium level.
- The Panel notes that the proposed 3m setback to the southern boundary is less than the DCP minimum setback of 12m.
- As a consequence, the applicant has undertaken a series of site isolation studies to demonstrate that the proposed 3m setback does not adversely impact on the development potential of the adjacent site.
- The Panel notes that the site isolation studies for the adjacent site indicate lift over run/plant equipment which will create a 3m slot between the two buildings and impact on the amenity for the proposed serviced apartments.
- The Panel notes that the permissible building height for the adjacent site is 28m which could be achieved with a limited building footprint. In the Panel's judgement, this form of future development is possible and should be allowed for.
- In the Panel's view the applicant needs to consider such a development scenario and the impacts on the environmental amenity of both the proposed serviced apartments and future occupants of 179 Northumberland Street.
- The Panel recommends that the applicant provides appropriate design changes to the Concept Design DA to ensure that there are no habitable spaces on the subject site which face the southern boundary for the first three stories above the podium (L4, L5 and L6).

4.3. Density

- NIL

4.4. Sustainability

- The Panel notes that the site isolation studies and concept design shadow studies highlight significant limitations on solar access for the adjacent site (i.e 179 Northumberland Street).

4.5. Landscape

- NIL

4.6. Amenity

- NIL

4.7. Safety

- NIL

4.8. Housing Diversity + Social Interaction

- NIL

4.9. Aesthetics

- NIL

5.0 OUTCOME

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

To secure Design Excellence, the Panel recommends that the concept design DA be further refined in accordance with the above recommendations.

The project is supported. Respond to recommendations made by the Panel, then the plans are to be reviewed/approved by Council.