

# **Attachment G**

**Design Advisory Panel minutes – 18  
October 2018**

<b>Project</b>	<b>262-270 Liverpool Street, Darlinghurst</b>
<b>Review Date</b>	18 October 2018
<b>Panel Present</b>	Ken Maher (Chair) Peter Mould Kerry Clare Richard Johnson Che Wall Olivia Hyde Elizabeth-Ann McGregor James Weirick
<b>COI Declaration</b>	NIL
<b>Designer</b>	SJB Architects
<b>Planner</b>	NA
<b>Applicant</b>	Cornerstone Property Group
<b>Owner</b>	M.H. Carnegie
<b>Council Officer</b>	Nicholas Beck
<b>Advice</b>	<p>The Panel was asked to review a concept for the former ‘First Church of Christ Scientist’ building. The applicant currently has an option over the property. The Panel noted and recommended the following:</p> <ul style="list-style-type: none"> <li>• The building is heritage listed (local item I357). The listing includes both the building and its interior.</li> <li>• Currently a single residential dwelling, the proposal seeks to change the building’s use from residential to commercial; a single tenant over the two lower floors and multiple smaller tenancies on the rear upper floors.</li> <li>• The proposal seeks to re-engage the Church’s original internal volume.</li> <li>• The allowable FSR for the site is 1.75:1 or 3,634m<sup>2</sup>. The existing building has an FSR of 0.84:1. The concept proposal has an FSR of 1.54:1 or 3,208m<sup>2</sup>.</li> <li>• The concept scheme accommodates 9 car parking spaces in the basement level.</li> <li>• The premises requires a substation with pedestrian access.</li> <li>• Disabled access is still being worked through.</li> <li>• Current land-use zoning (R1) prohibits commercial use.</li> <li>• Commercial use however, may be permitted if the development satisfies clause 5.10.10 of SLEP 2012.</li> <li>• The Panel recommends that the item’s conservation management plan be updated to provide future development guidance.</li> <li>• The concept has the Panel’s ‘in principle’ support, on the basis that conservation of the heritage item, particularly the</li> </ul>

	<p>building's interior space, is facilitated by the change of use. However, further concept development is needed.</p> <ul style="list-style-type: none"> <li>• The Panel recommends that concept development address the following issues and concerns: <ul style="list-style-type: none"> <li>- The scale and materiality of the 'floating' mezzanine floor needs to be developed. The Panel is concerned that services and utility requirements may dictate a heavier structure and a greater floor to floor than currently illustrated.</li> <li>- The concept needs to be revised to ensure the reading of the space as a whole is maintained and not lost by the inclusion of the mezzanine. The panel is of the view the mezzanine as it stands is currently too large, and perimeter voids need to be increased to allow greater legibility of the original volume</li> <li>- The project could be a good exercise in mixed mode and natural ventilation. The project requires innovative and sensitive engineering.</li> <li>- Consideration should be given to eliminating the basement car parking.</li> </ul> </li> <li>• The Panel suggested that the project could benefit from reallocation of floor space. Floor area from the mezzanine level may be able to be reallocated to the floor levels directly beneath the parapet.</li> <li>• Due to potential impact service and structural engineering requirements could have on concept development, the Panel recommends these be developed in greater detail in early design.</li> <li>• A preference for kiosk substation rather than an underground substation was expressed by the developer, due to Ausgrid access and ventilation requirements for underground substations. The Panel supports the applicant's aims to reduce the kiosk's visibility from the street.</li> <li>• The Panel requested that the project return to DAP following further concept development and prior to finalisation of DA documentation.</li> </ul>
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