

Background and Site Identification

The Site

This planning proposal seeks to rezone land at 133 Bigge Street, 26-28 Elizabeth Street and 148 George Street, Liverpool, being Lots A, B, C & D in DP 337604, Lots 2 & 3, DP 700219, Lot 1 DP 217460, Lot 1 DP 516633, Lot 4 DP 592346 and Lot 10 DP 621840. The subject site comprises 1.018 hectares of urban land within the Liverpool City Centre identified in Figure 1.

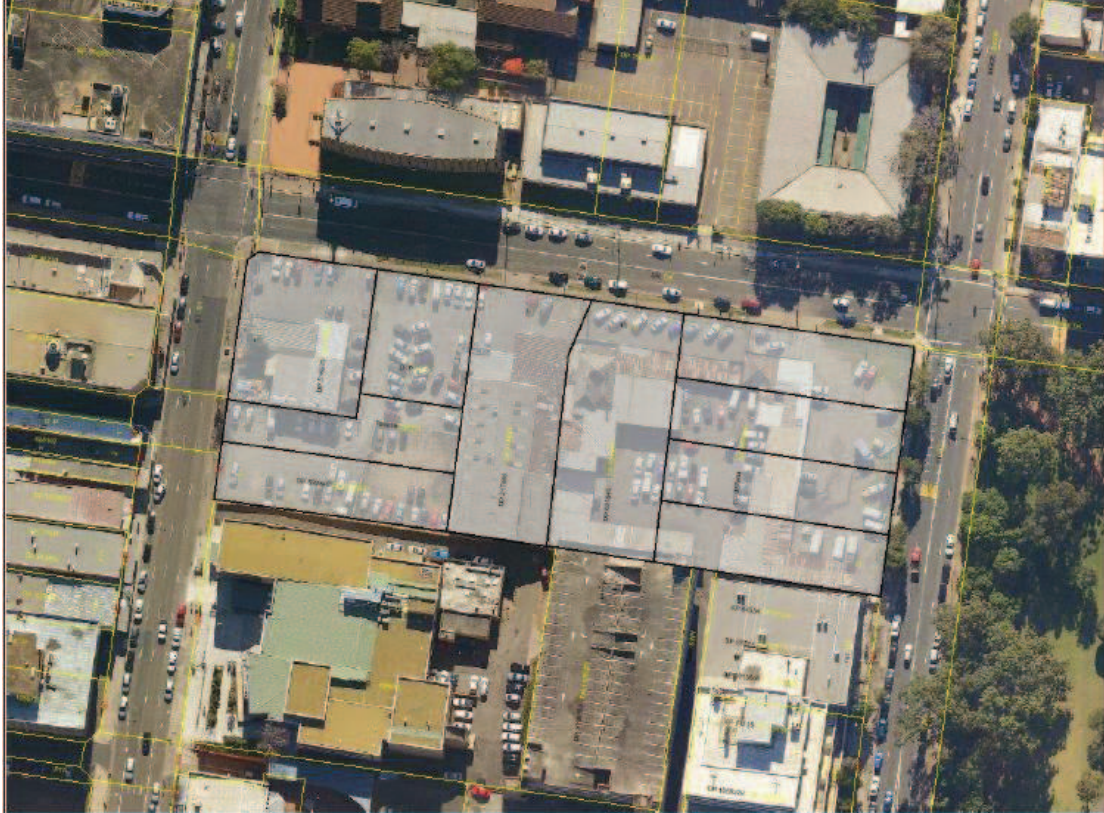


Figure 1: Aerial photograph of the subject site

Source: NearMap June 2014

The land is currently zoned B3 – Commercial Core which specifically prohibits residential uses. The site is currently occupied by a fruit market, a car yard and a car hire premises comprising various small buildings and structures and surface car parking.

Context

The subject site is located at the geographic heart of Liverpool City Centre. It is situated 400 metres walking distance from Liverpool train station and Liverpool bus interchange and within 400m of Liverpool's retail centre. Liverpool Hospital is also located less than 400m away (see Figure 2 below).



Figure 2: Context Plan of the subject site

Source: architectus

The subject site is adjacent to Bigge Park to the east and falls within the Bigge Park Conservation Area. Clause 5.10(4) of Liverpool Local Environmental Plan (LLEP) 2008 requires that:

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The site is also located in the vicinity of the following heritage items:

- Liverpool College (former Liverpool Hospital) (Item No. 80)
- Plan of the Town of Liverpool (Hoddle street grid) (Item No. 89)
- Dr James Pirie Child Welfare Centre Building (Item No. 100)
- All Saints Roman Catholic Church (Item No. 85)
- Milestone at the corner of Elizabeth Drive and George St (Item No. 83)
- St Lukes Anglican Church Group (Item No. 84).

The site is identified as a Key Site on the LLEP 2008 Key Sites map, which triggers extra provisions of Clause 7.5 of LLEP 2008 requiring an architectural