

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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Liverpool City Council
2/33 Moore St,
Liverpool NSW 2170

To whom it may concern,

HERITAGE IMPACT STATEMENT - 193 MACQUARIE STREET LIVERPOOL, REVISED PLANNING PROPOSAL

BACKGROUND

Urbis has been engaged to prepare this Addendum Heritage Impact Statement for the revised Planning Proposal relevant to 193 Macquarie Street, Liverpool.

The subject site is not a heritage listed item nor is it in a heritage conservation area; however, it is located in the vicinity of a number of heritage listed items, including the following:

- St Luke's Anglican Church, a State heritage listed item, located at the end of the development site block, at Elizabeth Drive, Macquarie and Northumberland Streets, Liverpool (identified as item 00086 on the State Heritage Register (under the Heritage Act 1977) and item 84 on the LEP).
- The Corner Pub (former Liverpool Hotel), a local heritage listed item, located opposite the subject site, at 214 Macquarie Street (corner of Moore Street) (identified as item 95 on the LEP).
- Moore and Macquarie Streets themselves, local heritage listed items, which form part of the Plan of Town of Liverpool (early town centre street layout - Hoddle 1827) (identified as item 89 on the LEP).

This HIS therefore assesses the potential heritage impact of the indicative built form outcome set out within the revised planning proposal (refer section below) subject site and potential impacts to items in the vicinity.

Refer to the comprehensive Heritage Impact Statement prepared by Urbis in February 2017 (prepared in support of Amendment 56) for a history and site description.

THE PROPOSAL

Under Clause 4.4 of the LLEP 2008, the site falls within "Area 11". The aim of this Planning Proposal is to relocate the site from "Area 11" to "Area 8" on the FSR Map so that it is consistent with surrounding land to the north and west of the site.

The outcome of relocating the site to “Area 8” will result in the application of additional provisions contained within of Clause 7.5A of LLEP 2008 which will allow a maximum FSR of 10:1 and unlimited height, subject to the provision of at least 20% commercial GFA.

The indicative 3D massing facilitated by the Planning Proposal is shown below in comparison to the current controls.

CURRENT AREA 11 CONTROLS

PROPOSED AREA 8 CONTROLS

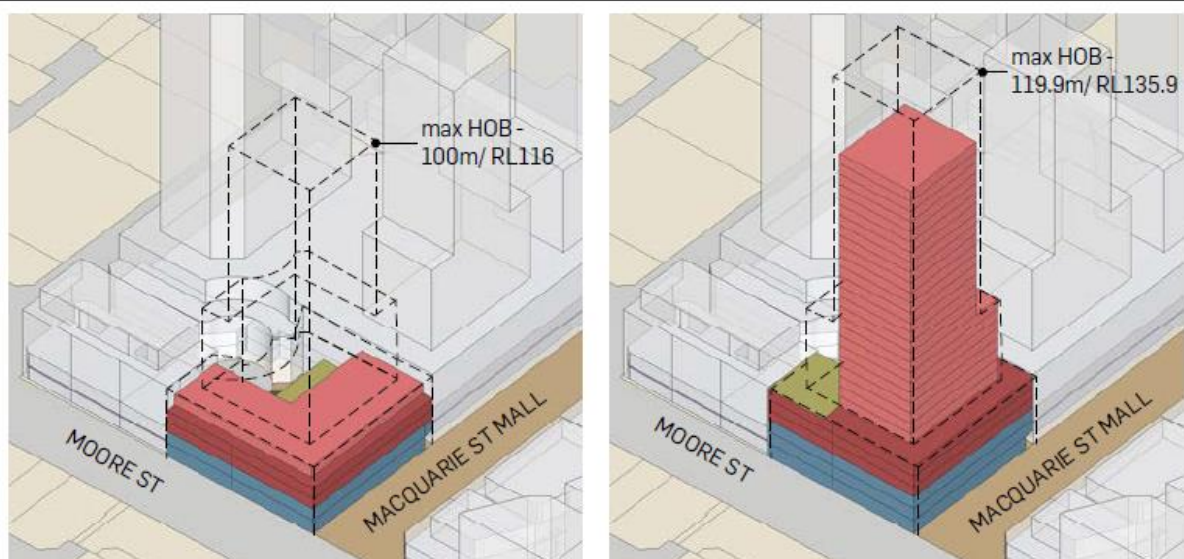


Figure 1 - Existing and proposed 3D Massing.

Source: Urbis

ASSESSMENT OF HERITAGE IMPACT

The revised Planning Proposal has been assessed in this letter in comparison with the previous Amendment 56 Planning Proposal (compliant with Area 11 controls). The following observations are set down in relation to the additional heritage impacts:

- The revised proposal allows for a higher scale of development on the site than previous. It is acknowledged that the scale is substantially increased. However, it should also be noted that it is not out of keeping with the existing character of the area which is established by existing planning controls (surrounding area subject to area 8 controls). The Planning Proposal would allow for similar building height as that which is able to be achieved in the immediate context and therefore the scale of the setting of the heritage items would not be notably changed.
- Both the previously approved tower and that facilitated by the revised Planning Proposal (Amendment 56) will be a noticeably taller development in the skyline. However, the assessment posed in the HIS (2017) remains relevant to the revised Planning Proposal.

Specifically, the subject site will be visually separated from nearby heritage items as discussed in detail in Table 2 of the HIS 2017.

- The scale of development which would be facilitated under the previous Planning Proposal (Amendment 56) was assessed to be in line with the vision and strategy for Liverpool CBD, whereby new larger scale infrastructure and increased housing are expected within the city centre. Macquarie Street Mall is a key component of this vision, with key sites earmarked for redevelopment (including the subject site), to accommodate the city's rapid growth and to stimulate jobs and investment. Similarly, the revised Planning Proposal and 3D massing shown in the Urban Design Report is in line with the intended future character.
- The proposed built form and street alignments of the new development will not have any adverse impacts on the heritage listed Moore and Macquarie Streets. The heritage significance of these streets is embodied in their reflection of the original Hoddle street pattern and layout, which is unchanged in the subject proposal.
- The existing physical curtilage of the heritage items would continue to be wholly retained by the proposal without impact. Further, there is no proposed change to the heritage listings in the area as a result of the Planning Proposal. As such, the buildings would continue to be protected by the relevant provisions in the DCP in the context of a future Development Application.
- The design has not been progressed to resolved architecture however subject to future heritage advice the envelope facilitated by the Planning Proposal has potential to respect the scale of the immediate streetscape through scale/articulation of an appropriate podium.

CONCLUSION

It is considered that the assessment of heritage impact relevant to the built form facilitated under the previous Planning Proposal (Amendment 56) remains relevant to the revised Planning Proposal assessed herein. While the built form would be of a higher scale than that approved under Amendment 56 it would similarly be in line with the future intended character of the area and is sufficiently separated from the heritage items to ensure that it would not be visually dominant.

Please do not hesitate to contact the undersigned if you require any additional information.

Kind regards,

A handwritten signature in black ink, appearing to read "A. Barnier".

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