

SYDNEY WESTERN CITY PLANNING PANEL

COUNCIL ASSESSMENT REPORT

SSWPP No	2017SSW034
DA Number	DA-284/2017
Local Government Area	Liverpool City Council
Proposed Development	<p>Concept development application pursuant to section 4.22 of the Environmental Planning & Assessment Act for a future mixed use development including commercial, business/retail, medical facility, child care centre and residential floor space, and parking.</p> <p>This application is for a concept approval only and seeks approval for site layout, location of future buildings, vehicular access, maximum building envelopes including setbacks and height, maximum gross floor area (GFA) across the site and location and maximum number of car spaces.</p> <p>Liverpool City Council is the assessment authority and the Sydney Western City Planning Panel has the function of determining the application</p>
Street Address	1-5 Speed Street Liverpool
Owner	Mount Pritchard and District Community Club and Mr Momir Dubocanin,
Date of DA Lodgement	21 April 2017
Applicant	Dreamscape Architects
Number of Submissions	One
Regional Development Criteria pursuant to Clause 2 of Schedule 7 of the SEPP (State and Regional Development) 2011.	The future proposal has a capital investment value of over \$30 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • <i>List all of the relevant environmental planning instruments: Section 4.15(1)(a)(i)</i> • <i>State Environmental Planning Policy No.55 – Remediation of Land.</i> • <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment.</i> • <i>Liverpool Local Environmental Plan 2008.</i>

	<ul style="list-style-type: none"> • <i>List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: Section 4.15(1)(a)(ii)</i> • <i>N/A</i> • <i>List any relevant development control plan: Section 4.15(1)(a)(iii)</i> <ul style="list-style-type: none"> • <i>Liverpool Development Control Plan 2008.</i> <ul style="list-style-type: none"> • <i>Part 1: General Controls for All Development.</i> • <i>Part 4 – Development in the Liverpool City Centre.</i> • <i>List any relevant planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4: Section 4.15(1)(a)(iia)</i> <ul style="list-style-type: none"> • <i>No planning agreement relates to the site or proposed development.</i> • <i>List any relevant regulations: 4.15(1)(a)(iv)</i> <ul style="list-style-type: none"> • <i>Consideration of the provisions of the Building Code of Australia.</i>
List all documents submitted with this report for the panel's consideration	<ol style="list-style-type: none"> 1) Approved building envelope plans 2) Unit mix and parking rate plan 3) Master Plan Report 4) Design Guidelines 5) DEP minutes 6) Conditions of Consent 7) RMS Comments 8) Transport Strategy for the Liverpool City Centre (prepared as part of Amendment 52)
Recommendation	Approval
Report by	George Nehme
Report date	14 June 2019

Summary of Section 4.15 matters Have all recommendations in relation to relevant Section 4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
--	------------

Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Yes
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.11)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	N/A
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes

1. EXECUTIVE SUMMARY

1.1 Reasons for the report

Pursuant to Part 4, Clause 21 of the State Environmental Planning Policy (State and Regional Development) 2011, the Sydney Western City Planning Panel is the determining body as the Capital Investment Value of the future development is over \$30 million, pursuant to Clause 2 of Schedule 7 of the SEPP (State and Regional Development) 2011.

1.1 The proposal

Development consent is sought for a:

Concept development application pursuant to section 4.22 of the Environmental Planning & Assessment Act for a future mixed use development including commercial, business/retail, medical facility, child care centre and residential floor space, and parking.

This application is for a concept approval only and seeks approval for site layout, location of future buildings, vehicular access, maximum building envelopes including setbacks and height, maximum gross floor area (GFA) across the site and location and maximum number of car spaces.

Liverpool City Council is the assessment authority and the Sydney Western City Planning Panel has the function of determining the application

Note: This application was lodged concurrently with a planning proposal for portions of the Liverpool City Centre, known as Amendment 52. Amendment 52 affected a large portion of the city centre, including this development site. Amendment 52 introduced development standards into the Liverpool Local Environmental Plan (LLEP) 2008, including Clauses 6.4A and Clause 7.5A. An assessment of the proposal against the adopted provisions of Amendment 52 are detailed further in this report.

Amendment 52 was adopted in September 2018, as such this application can now proceed to determination.

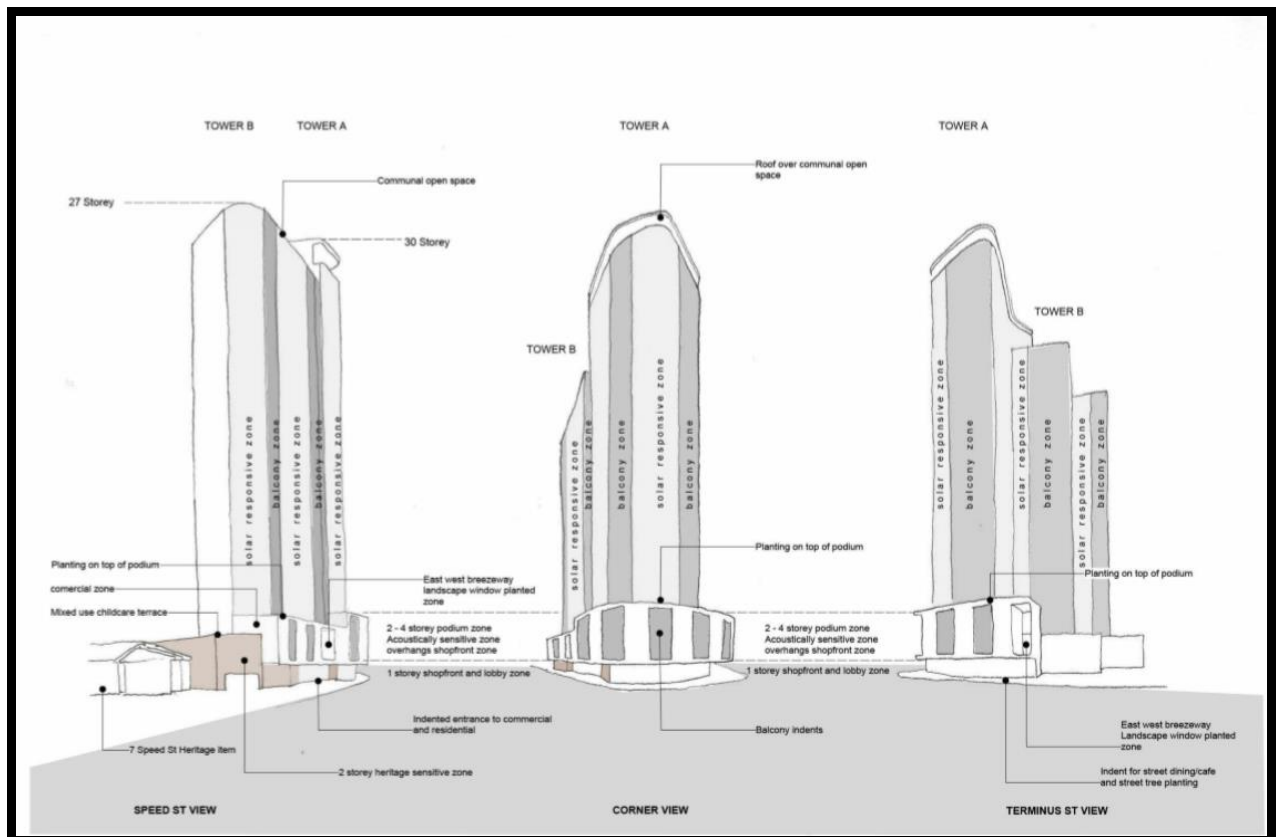


Figure 1: Building Perspectives

1.2 The site

The subject site is identified as Lot 1 & 2 DP1038792, Lot 4 DP 391105 & Lot B DP 342994, and 1-5 Speed Street Liverpool. The site is an irregular shaped allotment with a total site area of 1,890m². The site is a corner allotment located at the intersection of Speed Street and Newbridge Road/Terminus Street. The subject site is zoned B4 Mixed Use, pursuant to the Liverpool Local Environmental Plan (LLEP) 2008. An aerial photograph of the subject site is provided below.



Figure 2: Aerial Photo

The subject site currently contains several commercial/retail buildings that are single storey in height.

The development site is located within the Liverpool City Centre. The site is located approximately 230m west of Liverpool Station. A contextual map is provided below in figure 3.

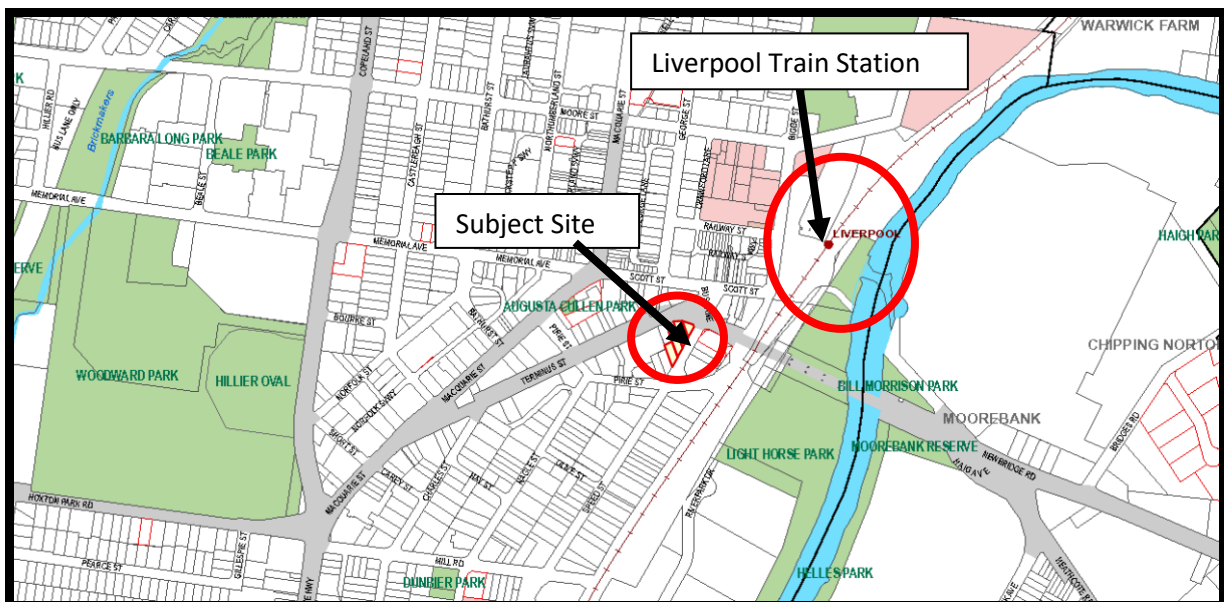


Figure 3: Context Map

1.3 The issues

It is considered that the planning concerns have been adequately addressed with the amended proposal. The remaining issue pertains to comments provided by the Roads and Maritime Services (RMS). The comments raised by the RMS and the response to these comments are detailed in the report below.

1.4 Exhibition of the proposal

The development application was placed on public exhibition from 14 June 2017 to 29 June 2017, in accordance with Liverpool Development Control Plan 2008 (LDCP 2008). One submission has been received during the exhibition period. Discussion pertaining to the concerns raised in the submission are provided further in this report.

1.5 Conclusion

The application has been assessed pursuant to the provisions of the Environmental Planning and Assessment Act (EP&AA) 1979. Based on the assessment of the application it is recommended that the application be approved.

2. SITE DESCRIPTION AND LOCALITY

2.1 The site

The subject site is identified as Lot 1 & 2 DP1038792, Lot 4 DP 391105 & Lot B DP 342994, and 1-5 Speed Street Liverpool. The site is an irregular shaped allotment with a total site area of 1,890m². The site is a corner allotment located at the intersection of Speed Street and Newbridge Road/Terminus Street.

2.1 The locality

The surrounding locality is predominately characterised by a mixture of low to medium scale retail/commercial/residential development and several high density mixed use development. To the south of the development site is a dwelling house, identified as a heritage item in Schedule 5 of the LLEP 2008. The significance of the item and the response of the concept plan to the item is discussed further in this report. Directly east of the development site across Speed St are several commercial buildings that contain recreation facilities, medical centres amongst other commercial uses. To the west of the development site are several small scale commercial developments and a multi-storey commercial development along Terminus Street & Pirie Street.

2.2 Site affectations

The subject site has number of constraints, which are listed below:

2.2.1 Heritage

The subject building is directly adjoining a heritage item to the south. The item is identified as Item No. 106, under Schedule 5 of the Liverpool Local Environmental Plan 2008. The item is identified as “residential building (“Del Rosa”)”.

After subsequent amendments to the concept plan including the lowering of the podium element directly adjoining the item, the application was deemed satisfactory by Councils Heritage Officer and the Liverpool Design Excellence Panel. Further consideration of materiality and design in response to the Heritage item will be considered with future development applications for the built form.



Figure 4: Heritage Item No.106

2.2.2 Classified Road

The subject site has a frontage to a classified road, being Newbridge Road.

3. BACKGROUND

3.1 History of application

a) Lodgement of Development Application – Amendment 52

The subject application was lodged concurrently with a planning proposal for the Liverpool City Centre known as Amendment 52. Amendment 52 sought to introduce certain Clauses within the Liverpool Local Environmental Plan (LLEP) 2008, specifically Clauses 6.4A “*Arrangements for designated State public infrastructure in intensive urban development areas*” and Clause 7.5A “*Additional provisions relating to certain land at Liverpool city centre*”.

Amendment 52 was adopted in September 2018 and now forms part of the LLEP 2008. The subject application has been proposed in accordance with the standards adopted under the amendment and will be discussed in detail further in this report. The subject proposal has undertaken several re-designs to align with the concerns raised by Council’s Design Excellence Panel (DEP) and the adopted requirements of Amendment 52 that now form part of LLEP 2008.

3.3 Design Excellence Panel Briefing

The proposal was presented to Council’s Design Excellence Panel on 2 occasions. The concept application was presented twice as part of the DA lodgement on 20 July 2017 and 16 November 2017.

The comments from the final DEP meeting on 16 November 2017 are summarised as follows;

PRESENTATION

DEP PANEL COMMENTS

For clarity purposes, the specific comments made by the DEP with regards to the application are outlined in the table below, along with Council’s response in the corresponding column.

Panel Comments	Council Response
<ul style="list-style-type: none"> This is the second time that this project has come before the Design Excellence Panel. The Panel appreciates the architect’s explanation of how they have responded to the issues raised in the previous DEP minutes of 20 July 2017. The architect detailed that the scheme has been amended incorporating the following key modifications: <ul style="list-style-type: none"> The previously proposed 2 levels of above ground parking have been deleted from the scheme. This allows the provision of a stronger base to the building and activation of the streets, notably a more active 	<p>Noted</p> <p>As noted, the original proposal contained 2 levels of above ground parking. It was the advice of the panel that in this instance the above ground parking should be deleted from the scheme to allow for a stronger base.</p>

<p>façade to Speed Street.</p> <ul style="list-style-type: none"> - The scale of the blank wall adjacent the heritage item on the corner of Speed Street and Pirie Street has been lowered, pulled back from the street boundary, and planter boxes proposed on top, designed to allow for the planting to spill over to provide softer green edges to the heritage item. Whilst the setback and planting idea is supported the Panel has concerns that a single planter box at the top of the podium will not be sufficient. This concept requires further development. - The ground level of the building is set back from the street to allow for the widening of the footpath and encourage activation of the street. The first, second and third floors of the building are cantilevered over the ground floor to act as an awning to provide protection from the elements and encourage active outdoor dining areas. - The building separation distances to the western boundary have been increased to 6m to 9m. 	<p>As indicated previously the subject site is located directly north of an LLEP 2008 heritage item. The original proposed concept contained a dominant podium level of 4 storeys directly adjoining the item. With subsequent amendments these have been revised to provide a podium and a design that is complimentary to the scale of the item in the vicinity of the item. The revised concept was reviewed by Council's Heritage Officer and considered acceptable. Details pertaining to landscaping and materiality will be further considered at future DA stages.</p> <p>Noted.</p> <p>Noted. This was undertaken to ensure that future developments for the site and future development on adjoining sites can be designed to be consistent with the ADG.</p>
<p>The Panel is generally satisfied that the issues raised in its previous DEP minutes have been reasonably addressed by the amended masterplan DA. However, some of the issues in the previous DEP Minutes including the potential impact upon neighbouring sites are still relevant and need to be considered.</p>	<p>Noted</p>
<p>The Panel recognised that the site is a difficult one to develop, having regard to the constraints presented by its irregular plot shape, frontages onto a noisy classified road and its adjacency to a heritage item.</p>	<p>Noted</p>
<p>The Panel acknowledged that this is a masterplan DA and would strongly support the inclusion of a design excellence strategy, which may include a competitive process, peer review, and a design report indicating</p>	<p>While it is acknowledged that a design excellence strategy may be beneficial with the inclusion of a competitive process, Council's LLEP 2008 does not mandate the requirement for a design competition. This</p>

architectural design intent.	requirement applied to sites identified as “key sites” under previous versions of the LLEP 2008. The requirement for a design competition has now been removed. Notwithstanding this the subject site was not identified as a “key site” under the previous LLEP that would mandate a design competition.
The Panel strongly recommends the development of Design Guidelines for the site as part of the master plan DA, these should establish clear design-based criteria for developing and assessing future stages to ensure a high-quality design outcome.	The recommendation for the preparation of Design Guidelines is considered appropriate. In response to the recommendation of the panel the applicant has submitted a set of design guidelines that will guide future development. However it is considered appropriate in this instance to impose a condition of consent for the design guidelines be reviewed and endorsed by the panel prior to the lodgement of subsequent applications. It is important to note that there is general acknowledgement that the building envelopes proposed under this application is considered appropriate.
Indicative layouts are useful to understand the proposal. However, the proposed envelope needs to demonstrate how, in a valued engineered situation, the main elements of the design will be upheld	Noted
The Panel recommends that the discussions at the meeting be addressed by the Applicant at the DA stage when the building is further revised. This should include the breaking up of the façade, planting walls, glass façade, responses to the heritage building with lower podium height and potential for development on the adjacent non-heritage sites.	Noted
General	
Note: All SEPP 65 apartment buildings must be designed by an architect and their registration number is to be on all drawings. The architect is to attend the DEP presentations.	Noted and provided
Quality of construction and Material Selection	
Consideration must be given by the applicant to the quality of materials and finishes. All apartment buildings are to be made of robust, low maintenance materials and be detailed to avoid staining weathering and failure of applied finishes. Render is discouraged.	Noted. As this is a concept application that essentially sets out building envelopes the detailed materiality of the development would be considered with future applications.
Floor-to-floor height	

The panel recommends a minimum 3050 to 3100mm floor-to-floor height so as to comfortably achieve the minimum 2700mm floor-to-ceiling height as required by the ADG.	The concept plans approved as part of the proposal stipulate that residential section of the building envelope (i.e. Level 4 to 27) will cater for a floor-floor height of 3.1m.
Conclusion	
<p>The proposal requires further consideration and the development must be referred to the Design Excellence Panel again when the Development Application is lodged.</p> <p>Applicant requested that the same Panel members be involved when the proposal comes back before the Panel at the DA stage. Panel convenors to ensure at least some continuity in the Panel</p>	<p>Noted the application will be presented to the DEP again once future applications are lodged for the development site.</p> <p>Council will attempt to accommodate if possible.</p>

Based on the above comments from the Design Excellence Panel, it is deemed the concept proposal put forth is considered acceptable at this stage. It is important to note as this application is for a concept proposal only that sets out building envelopes for future detailed proposals to be submitted as part of future detailed development applications and will be presented to the Panel to determine if acceptable. The DEP has recommended certain conditions be imposed on any consent issued to ensure any future development application incorporate an appropriate design.

3.4 SWCPP Briefing

A SWCPP briefing meeting was held on 11 December 2017. At the meeting the panel requested that Council address the following matters;

- *Master Plan required with minimum of two stages*

Comment: With updates to the EP & A Act 1979 a concept DA does not require additional stages to be proposed with the submission of the concept application. This is further explained in detail later in this report.

- *Site isolation and importance of treating adjacent sites as part of a coherent concept*

Site Isolation of Nos. 32-36 Terminus Street.

Comment: The concept application in its current form will result in the isolation of the adjoining western sites (i.e. 32-36 Terminus Street). These sites have a combined site area of 493sqm with a frontage of approximately 28m. The potential isolated sites are identified in the figure below.



Figure 5: Isolated sites – 32-36 Terminus Street

Having regard to the above, Council is to be satisfied that the planning principles established by the NSW Land and Environment Court in the proceedings of *Karavellas v Sutherland Shire Council* [2004] NSWLEC 251 have been satisfactorily addressed; as follows:

“Firstly, where a property will be isolated by a proposed development and that property cannot satisfy the minimum lot requirements then negotiations between the owners of the properties should commence at an early stage and prior to the lodgement of the development application.

Secondly, and where no satisfactory result is achieved from the negotiations, the development application should include details of the negotiations between the owners of the properties. These details should include offers to the owner of the isolated property. A reasonable offer, for the purposes of determining the development application and addressing the planning implications of an isolated lot, is to be based on at least one recent independent valuation and may include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property.

Thirdly, the level of negotiation and any offers made for the isolated site are matters that can be given weight in the consideration of the development application. The amount of weight will depend on the level of negotiation, whether any offers are deemed reasonable or unreasonable, any relevant planning requirements and the provisions of s 79C of the Environmental Planning and Assessment Act 1979.”

In response to the concern above the applicant has advised Council that several written offers were made to purchase the adjoining site at Nos 32-36 Terminus Street during the 2015-2016 period.

A written offer to the owner of the adjoining property at Nos. 32 – 36 Terminus Street was made in December 2015, which was valued at \$4,200,000. This offer was rejected.

A subsequent offer was made in May 2016 for \$4,000,000 plus a 1 x 2 bedroom apartment generating an overall estimated value of \$4,600,000. This offer was also rejected. A third offer of \$4,400,000 was again made in May 2016 with alternative settlement arrangements. This offer was also rejected.

Another offer was made in May 2016 for a completed retail spaces in the new building with a maximum area of 300sqm fronting Terminus Street plus 15 secure car parking spaces and a right to share the delivery dock. This offer was also rejected.

A final offer of \$5,000,000 was then made in June 2016 which was also rejected.

Having regard to the above, it can be determined from the evidence provided that reasonable attempts have been made to consolidate the adjoining sites into the subject site.

In the second matter of *Karavellas v Sutherland Shire Council* [2004] NSWLEC 251, Commissioner Tuor extended the above principles to deal with development of isolated sites and established the following:

“The key principle is whether both sites can achieve a development that is consistent with the planning controls. If variations to the planning controls would be required, such as non-compliance with a minimum allotment size, will both sites be able to achieve a development of appropriate urban form and with acceptable level of amenity.

To assist in this assessment, an envelope for the isolated site may be prepared which indicates height, setbacks, resultant site coverage (both building and basement). This should be schematic but of sufficient detail to understand the relationship between the subject application and the isolated site and the likely impacts the developments will have on each other, particularly solar access and privacy impacts for residential development and the traffic impacts of separate driveways if the development is on a main road.

The subject application may need to be amended, such as by a further setback than the minimum in the planning controls, or the development potential of both sites reduced to enable reasonable development of the isolated site to occur while maintaining the amenity of both developments.”

In response to the second part of the principle the applicants has provided through their concept design the following;

- 1) A right of way for vehicular through their site to 32-36 Terminus Street. This is to enable appropriate vehicular access to the site in the event it redevelops in the future as access off Terminus Street will be likely denied.
- 2) The proposed concept has provided the required building separation under the ADG to enable the facilitation of a future development on the site if they are developed for the purposes of residential accommodation in the future.

It is important to note that the isolated site in its current form and location will not benefit from the additional provisions entitled to the subject site pursuant to Clause 7.5A of the LLEP 2008, however has the minimum required site dimensions (i.e. minimum 24m building frontage) to enable a mixed use development at a significantly lower scale in accordance with the B4 mixed use zone. It is also relevant to advise that the LLEP2008 does not stipulate a minimum lot size for mixed use development within the CBD.

Based on the dimensions of the isolated site (i.e. approximately 28m frontage and 493sqm) a height limit of 28m and an FSR of 3:1 will apply to the site under the current LLEP 2008 standards. This would enable a GFA of approximately 1,480sqm.

Therefore having regard to the above, Council is satisfied that firstly reasonable attempts have been made to consolidate the adjoining property to the west and despite the isolation of the site, the concept proposal has incorporated elements that would further enable the redevelopment of the adjoining if and when they chose to in the future.

- *Building envelope and scale of development*

Comment: The building envelope and scale of development is assessed further in report.

- *Heritage item*

Comment: Details and assessment in relation to the heritage item in the vicinity of the site will be discussed further in this report.

- *Cl. 7.5B of Draft Liverpool LEP - Amendment 52 – Opportunity Sites*

Comment: The “Opportunity Sites” provision identified as Clause 7.5B at the time of the briefing is now Clause 7.5A under the adopted LLEP 2008. The proposals compliance against this Clause is discussed in detail further in this report.

- *VPA offer toward public art or public open space – under review by Council*

Comment: The early versions of the Amendment 52 proposal had incorporated clauses which required effectively the agreement of a VPA between Council and the applicant prior to determination for the attainment of public benefit as a consequence of the additional FSR and height entitlement of Clause 7.5A.

With the adoption of the amendment this Clause has now been removed. The requirements for public benefit have now been incorporated into Clause 7.5A and sets a minimum percentage of certain types of uses that will need to be incorporated into a concept proposal prior to determination. The mandated percentages of uses are intended to serve as the envisaged public benefit as a direct correlation to the additional FSR and height that a development site is entitled to under Clause 7.5A. The percentages of uses provided in the concept and an assessment against Clause 7.5A are detailed further in this report.

- *Request of 10-1 FSR*

Comment: The additional FSR entitlements for this site as set out by the adoption of Amendment 52 and more specifically Clause 7.5A, which are detailed further in this

report. In summary based on the provisions of Clause 7.5A the development site can achieve a maximum GFA of 10:1 or 18,905sqm.

- *Transport NSW request a funding mechanism through a satisfactory arrangements clause as introduced through Amendment 52.*

Comment: The satisfactory arrangements are discussed under the LLEP 2008 assessment under Clause 6.4A.

- *RMS satisfactory arrangements – require a traffic survey and SIDRA analysis*

Comment: The satisfactory arrangements and the RMS requirements are discussed under the LLEP 2008 assessment under Clause 6.4A.

4. DETAILS OF THE PROPOSAL

Development consent is sought for a:

Concept development application pursuant to section 4.22 of the Environmental Planning & Assessment Act for a future mixed use development including commercial, business/retail, medical facility, child care centre and residential floor space, and parking.

This application is for a concept approval only and seeks approval for site layout, location of future buildings, vehicular access, maximum building envelopes including setbacks and height, maximum gross floor area (GFA) across the site and location and maximum number of car spaces.

The concept plan will cater for the following;

- a) A 30-storey mixed use development comprising of the following uses;
 - i) A maximum Residential Gross Floor Area (GFA) of 14,975sqm between levels 4 to 27
 - ii) A retail/business/medical facility and childcare facility with a maximum GFA of 3,810sqm between ground level and level 3.
 - iii) 5 Levels of basement to cater for 225 spaces.
 - iv) An overall maximum GFA of 18,905sqm.

- *Liverpool Development Control Plan 2008*
 - Part 1 – Controls to all development
 - Part 4 – Development in Liverpool City Centre

5.2 Zoning

Under the current LEP the subject site is zoned B4 Mixed Use.

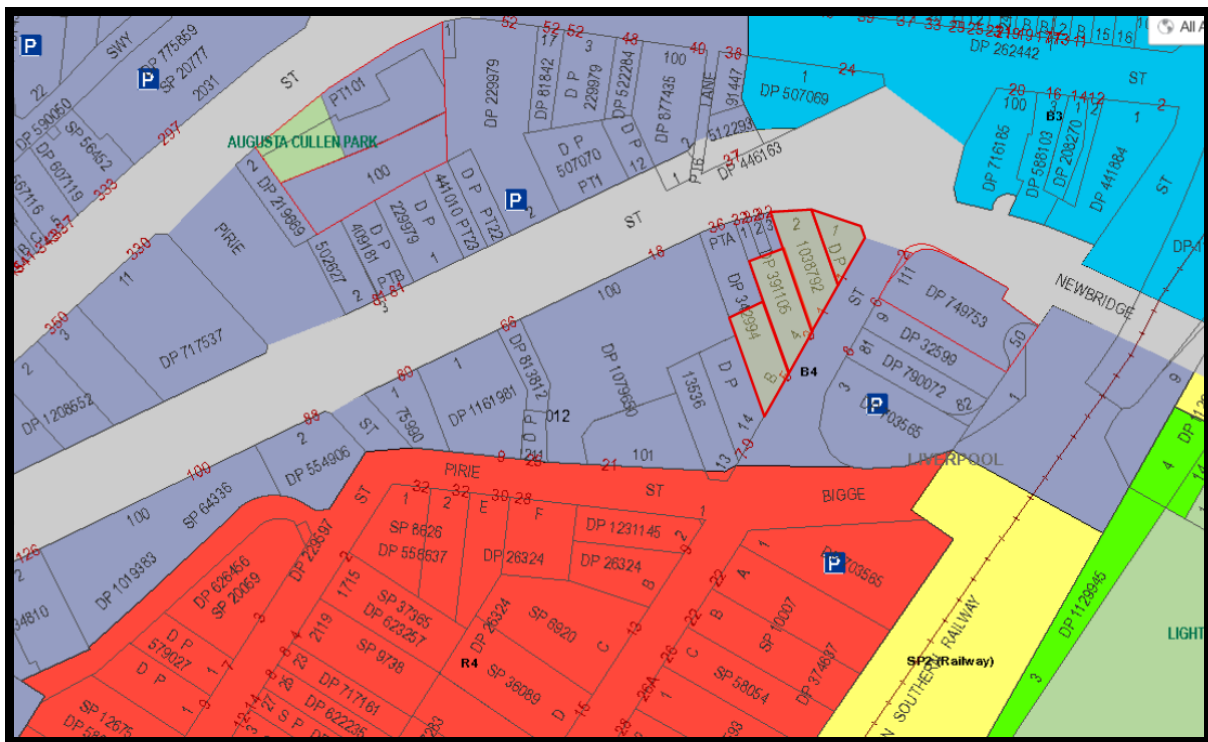


Figure 7: zoning map

5.3 Permissibility

The concept application would be incorporate a number of uses all of which are permissible within the B4 Mixed Use zoning. These uses include;

Residential flat building

Means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing;

Retail premises

means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following;

- (a) *(Repealed)*
- (b) *cellar door premises,*
- (c) *food and drink premises,*
- (d) *garden centres,*
- (e) *hardware and building supplies,*
- (f) *kiosks,*
- (g) *landscaping material supplies,*
- (h) *markets,*
- (i) *plant nurseries,*
- (j) *roadside stalls,*
- (k) *rural supplies,*
- (l) *shops,*
- (m) *specialised retail premises,*
- (n) *timber yards,*
- (o) *vehicle sales or hire premises,*

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Business premises

means a building or place at or on which:

- (a) *an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or*
- (b) *a service is provided directly to members of the public on a regular basis,*

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Centre-based child care facility

means:

- (a) *a building or place used for the education and care of children that provides any one or more of the following:*

- (i) long day care,
 - (ii) occasional child care,
 - (iii) out-of-school-hours care (including vacation care),
 - (iv) preschool care, or
- (b) an approved family day care venue (within the meaning of the *Children (Education and Care Services) National Law (NSW)*),

Note. An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the *Children (Education and Care Services) National Law (NSW)*) is provided.

but does not include:

- (c) a building or place used for home-based child care or school-based child care, or
- (d) an office of a family day care service (within the meanings of the *Children (Education and Care Services) National Law (NSW)*), or
- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- (g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
- (h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

Recreation facility (indoor)

means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

6. ASSESSMENT

As the application has been submitted pursuant to Clause 4.22 of the Environmental Planning and Assessment (EP & A) Act 1979, an assessment against the relevant provisions of 4.22 is provided below;

Clause 4.22 of the EP & A Act 1979 states;

4.22 Concept development applications

- (1) *For the purposes of this Act, a **concept development application** is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.*

Comment: The subject application is considered to be a concept development application that sets out concept proposals for the development of the site and this application enables the lodgement of subsequent development applications for detailed proposals at a later date.

- (2) *In the case of a staged development, the application may set out detailed proposals for the first stage of development.*

Comment: The application is for the concept only and does not involve additional stages as part of this application.

- (3) *A development application is not to be treated as a concept development application unless the applicant requests it to be treated as a concept development application.*

Comment: The applicant has requested the development application be treated as a concept application.

- (4) *If consent is granted on the determination of a concept development application, the consent does not authorise the carrying out of development on any part of the site concerned unless:*

- (a) consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site, or*
- (b) the concept development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.*

The terms of a consent granted on the determination of a concept development application are to reflect the operation of this subsection.

Comment: It is noted that the granting of consent for a concept development application does not authorise the carrying out of development unless otherwise specified by 4(a)(b) above. As previously noted, the application is for a concept application only and does not propose additional stages for future development. Having regard to this clause a condition of consent will be imposed stipulating as such.

- (5) *The consent authority, when considering under section 4.15 the likely impact of the development the subject of a concept development application, need only consider the likely impact of the concept proposals (and any first stage of development included in the application) and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications*

Comment: Noted. An assessment of the likely impacts of the concept proposal to the extent it is deemed appropriate against section 4.15 is provided below.

The concept development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 as follows:

6.1 Section 4.15(1)(a)(1) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development; and the Apartment Design Guide

The proposal has been evaluated against the provisions of SEPP 65 which aims to improve the design quality of residential apartment development. SEPP 65 does not contain numerical standards, but requires Council to consider the development against 9 key design quality principles and against the guidelines of the associated ADG. The ADG provides additional detail and guidance for applying the design quality principles outlined in SEPP 65.

Following is a table summarising the nine design quality principles outlined in SEPP 65, and compliance with such.

Note: It is important to note as stipulated in Clause 4.22 (4) of the EP & A Act 1979, an assessment against SEPP65 has been undertaken to the extent deemed appropriate for the concept development application proposed. It is envisaged that a further assessment against SEPP65 will be required once subsequent development applications are submitted for the detailed built form.

Design Quality Principle	Comment
Principle One – Context and Neighbourhood Character	
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.	The proposed concept application is considered to respond to its context. The concept has been designed to response to the key natural features of the site including site location, layout and shape. The concept application has provided a proposal that aligns with the desired future character of the Liverpool CBD, particularly when having reference to Amendment 52.
Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.	
Consideration of local context is important for all sites, including sites in established areas, those	

Design Quality Principle	Comment
undergoing change or identified for change.	
Design Principle 2 – Built form and scale	
<p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>It is considered that the proposed development achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. The proposed concept aligns with the FSR and heights allowed under Clause 7.5A of the LLEP 2008</p> <p>The proposed development achieves an appropriate built form for the site and is generally consistent with the applicable standards under the Apartment Design Guide (ADG). The proposed development has been reviewed by Council's Design Excellence Panel (DEP) on two occasions and is considered to be satisfactory.</p> <p>The development provides an appropriate building envelope form that enhances the streetscape and provides a direct response to the site characteristics including the irregular shape of the development site.</p> <p>A further assessment of the built form and scale of the development would be undertaken once subsequent development applications are submitted.</p>
Design Principle 3 – Density	
<p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>It is considered that the proposed concept plan has been designed to cater for the maximum envisaged densities as stipulated by the LLEP 2008, i.e. FSR, Height, setbacks etc. The proposal has been designed to cater for the required parking when subsequent development applications are proposed. The proposed concept has also been designed to enable the achievement of appropriate employment generating activities and appropriate and compliant commercial activity within the Liverpool CBD as required by Clause 7.5A.</p>
Design Principle 4 – Sustainability	
<p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and</p>	<p>The achievement of appropriate natural ventilation, sunlight, amenity etc would be considered more appropriate to assess once detailed development applications are provided at a later date.</p>

Design Quality Principle	Comment
reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation	
Design Principle 5 – Landscape	
<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.</p>	<p>An assessment of a detailed landscape design is considered more appropriate at a later date with the submission of future detailed applications for the site.</p>
Design Principle 6 – Amenity	
<p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>An assessment of amenity specifically relating appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy etc. is considered more appropriate at a later date with the submission of future detailed applications for the site.</p>

Design Quality Principle	Comment
Design Principle 7 – Safety	
<p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>An assessment of safety is considered more appropriate at a later date with the submission of future detailed applications for the site.</p>
Design Principle 8 – Housing Diversity and Social Interaction	
<p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>A detailed assessment of housing diversity is considered more appropriate at a later date with the submission of future detailed applications for the site.</p> <p>However, the concept proposal put forth for consideration has demonstrated that the building envelopes proposed with the concept application is able to cater for an appropriate apartment mix including 1, 2- and 3-bedroom apartments and the provision of suitably located communal open space.</p>
Design Principle 9 – Aesthetics	
<p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>An assessment of aesthetics is considered more appropriate at a later date with the submission of future detailed applications for the site.</p>

Further to the above design quality principles, Clause 30(2) of SEPP 65 also requires residential apartment development to be designed in accordance with the ADG. The following table provides an assessment of the development against the relevant provisions of the ADG.

Provisions	Comment
2E Building depth	
Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that apartments receive adequate daylight and natural ventilation and optimise natural cross ventilation	The concept proposal has been designed to enable the achievement of appropriate building depths with future development applications.
2F Building separation	
<p>Minimum separation distances for buildings are:</p> <p>Up to four storeys (approximately 12m):</p> <ul style="list-style-type: none"> - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms 	The concept proposal has been designed to enable the achievement of the appropriate building separation with future development applications for level 4.
<p>Five to eight storeys (approximately 25m):</p> <ul style="list-style-type: none"> - 18m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms 	The concept proposal has been designed to enable the achievement of the appropriate building separation with future development applications for level 7.
<p>Nine storeys and above (over 25m):</p> <ul style="list-style-type: none"> - 18m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms 	The concept proposal has been designed to enable the achievement of the appropriate building separation with future development applications for levels 8 and above that contain the residential elements of the development.
3A Site analysis	
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	The concept proposal has been proposed in light of the existing site constraints i.e. the irregular shape of the development site and the bulk and scale proposed takes into account the desired future character of the

Provisions	Comment												
	area. Further assessment will be considered more appropriate once subsequent applications have been submitted.												
3B Orientation													
Building types and layouts respond to the streetscape and site while optimising solar access within the development Overshadowing of neighbouring properties is minimised during mid-winter	The concept proposal put forth demonstrates that appropriate solar access to adjoining sites and to future development applications can be achieved.												
3D Communal and public open space													
Communal open space has a minimum area equal to 25% of the site Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter) Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting Communal open space is designed to maximise safety Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	The concept proposal nominates level 27 as the COS area and based on the dimensions and location proposed the COS area is able to accommodate the requirements of the ADG.												
3E Deep soil zones													
Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep Soil Zone (% of site area)</th></tr><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² to 1500m²</td><td>3m</td></tr><tr><td>Greater than 1500m²</td><td>6m</td></tr><tr><td>Greater than 1500m² with significant tree cover</td><td>6m</td></tr></table>	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	Less than 650m ²	-	7%	650m ² to 1500m ²	3m	Greater than 1500m ²	6m	Greater than 1500m ² with significant tree cover	6m	Given the location and site within the Liverpool CBD and the irregular shape of the site, it is unlikely the requirement for deep soil can be achieved on this site. The ADG acknowledges that in certain locations the attainment of appropriate deep soil for planting is not possible. In those instances, a proposal must incorporate acceptable stormwater management and alternate forms of planting such as on structures is to be provided. The details of podium planting and appropriate species of planting are more appropriately considered at a detailed development application stage.
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)											
Less than 650m ²	-	7%											
650m ² to 1500m ²	3m												
Greater than 1500m ²	6m												
Greater than 1500m ² with significant tree cover	6m												
3F Visual Privacy													

Provisions			Comment	
Minimum separation distances from buildings to the side and rear boundaries are as follows:			The concept proposal provides a building envelope that demonstrates appropriate separation distances can be achieved.	
Building Height	Habitable Rooms and Balconies	Non Habitable Rooms		
Up to 12m (4 storeys)	6m	3m		
12m to 25m (5-8 storeys)	9m	4.5m		
Over 25m (9+ storeys)	12m	6m		
3G Pedestrian Access and Entries				
Building entries and pedestrian access connects to and addresses the public domain			The concept proposal has provided an appropriate building envelope in consultation with the Design Excellence Panel to enable an appropriately designed and articulated building entry. Details of the design of the building entry would be more appropriately considered at future development stage.	
Access, entries and pathways are accessible and easy to identify				
Large sites provide pedestrian links for access to streets and connection to destinations				
3H Vehicle Access				
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes			In consultation with the RMS, vehicular access will be provided off Macquarie Street only and will be prohibited off Terminus Street. A condition of consent will be imposed to reflect this.	
3J Bicycle and Car Parking				
For development in the following locations: <ul style="list-style-type: none">- on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or- on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre			The subject site is within 800m of the Liverpool station. As such the RMS parking rates have been applied to this development. Based on the RMS guide the proposed development and the GFA's proposed in the concept plans the development would require a minimum of 200 car spaces. The proposed concept plan has been designed to cater for 225 car spaces which exceeds the RMS requirement.	
The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street				
Parking and facilities are provided for other modes of transport				
Car park design and access is safe and secure				
Visual and environmental impacts of underground car parking are minimised				
Visual and environmental impacts of on-grade car parking are minimised				
Visual and environmental impacts of above ground enclosed car parking are minimised				
4A Solar and Daylight Access				

Provisions	Comment												
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The concept proposal has demonstrated that the minimum solar access requirements can be achieved, however it is considered a more detailed assessment would be appropriate once a detailed building design application is lodged at a later date.												
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	The concept proposal has demonstrated that the minimum solar access requirements can be achieved, however it is considered a more detailed assessment would be appropriate once a detailed building design application is lodged at a later date.												
4B Natural Ventilation													
All habitable rooms are naturally ventilated	The concept proposal has demonstrated that the minimum natural ventilation requirements can be achieved, however it is considered a more detailed assessment would be appropriate once a detailed building design application is lodged at a later date. The assessment of depths of cross over apartments would be considered more appropriate at a future DA stage.												
The layout and design of single aspect apartments maximises natural ventilation													
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed													
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line													
4C Ceiling Heights													
Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><td colspan="2">Minimum ceiling height</td></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m from ground and first floor to promote future flexibility of use</td></tr></table>	Minimum ceiling height		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed use areas	3.3m from ground and first floor to promote future flexibility of use	The concept design proposed demonstrates a minimum 3.1m floor to floor can be achieved, which will enable a minimum 2.7m floor to ceiling to be achieved. A condition of consent will be imposed stipulating that this is achieved through subsequent development applications.
Minimum ceiling height													
Habitable rooms	2.7m												
Non-habitable	2.4m												
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area												
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope												
If located in mixed use areas	3.3m from ground and first floor to promote future flexibility of use												
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms													
Ceiling heights contribute to the flexibility of building use over the life of the building													
4D Apartment Size and Layout													
Apartments are required to have the following minimum internal areas: <table><tr><td>Apartment Type</td><td>Minimum Internal Area</td></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>	Apartment Type	Minimum Internal Area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	The assessment of apartment size and layouts would be considered more appropriate at a future DA stage.		
Apartment Type	Minimum Internal Area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth													

Provisions	Comment															
bedroom and further additional bedrooms increase the minimum internal area by 12m ² each																
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Considered more appropriate at a future DA stage.															
Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Considered more appropriate at a future DA stage.															
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Considered more appropriate at a future DA stage.															
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Considered more appropriate at a future DA stage.															
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Considered more appropriate at a future DA stage.															
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">- 3.6m for studio and 1 bedroom apartments- 4m for 2 and 3 bedroom apartments	Considered more appropriate at a future DA stage.															
4E Private Open Space and Balconies																
<div>All apartments are required to have primary balconies as follows:</div> <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3 bedroom</td><td>12m²</td><td>2.4</td></tr></table> <div>The minimum balcony depth to be counted as contributing to the balcony area is 1m</div>	Dwelling Type	Minimum Area	Minimum Depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3 bedroom	12m ²	2.4	Considered more appropriate at a future DA stage.
Dwelling Type	Minimum Area	Minimum Depth														
Studio	4m ²	-														
1 bedroom	8m ²	2m														
2 bedroom	10m ²	2m														
3 bedroom	12m ²	2.4														
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m																
4F Common Circulation and Spaces																
<div>The maximum number of apartments off a circulation core on a single level is eight.</div> <div>Where design criteria 1 above is not achieved, no more than 12 apartments should be provided off a circulation core on a single level</div>	Considered more appropriate at a future DA stage.															
4G Storage																
<div>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</div> <table><tr><th>Dwelling Type</th><th>Storage Size Volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3 bedroom</td><td>10m³</td></tr></table> <div>At least 50% of the required storage is to be located within the apartment.</div>	Dwelling Type	Storage Size Volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3 bedroom	10m ³	Considered more appropriate at a future DA stage.					
Dwelling Type	Storage Size Volume															
Studio	4m ³															
1 bedroom	6m ³															
2 bedroom	8m ³															
3 bedroom	10m ³															

Provisions	Comment
4H Acoustic Privacy	
Noise transfer is minimised through the siting of buildings and building layout	Considered more appropriate at a future DA stage.
Noise impacts are mitigated within apartments through layout and acoustic treatments	
4K Apartment Mix	
A range of apartment types and sizes is provided to cater for different household types now and into the future	The concept proposal provides a residential GFA that is able to provide an appropriate apartment mix, including 37% x 1 bedroom, 50 % x 2 bedroom and 13% x 3 bedroom, however this would be considered further at a future DA for the built form.
The apartment mix is distributed to suitable locations within the building	
4L Ground Floor Apartments	
Street frontage activity is maximised where ground floor apartments are located	N/A
Design of ground floor apartments delivers amenity and safety for residents	
4M Facades	
Building facades provide visual interest along the street while respecting the character of the local area	The proposed concept application has provided appropriate building envelopes with extensive articulation that will enable the achievement of an appropriately designed facades and encourage street activation and enhance the character of the locality, however detailed consideration of building facades would be considered more appropriate at a future DA stage.
Building functions are expressed by the facade	
4N Roof Design	
Roof treatments are integrated into the building design and positively respond to the street	Considered more appropriate at a future DA stage.
Opportunities to use roof space for residential accommodation and open space are maximised	
Roof design incorporates sustainability features	
4O Landscape Design	
Landscape design is viable and sustainable	Considered more appropriate at a future DA stage.
Landscape design contributes to the streetscape and amenity	
4P Planting on Structures	
Appropriate soil profiles are provided	Considered more appropriate at a future DA stage.
Plant growth is optimised with appropriate selection and maintenance	
Planting on structures contributes to the quality and amenity of communal and public open spaces	
4Q Universal Design	
Universal design features are included in apartment design to promote flexible housing for all community members	Considered more appropriate at a future DA stage.
A variety of apartments with adaptable designs are provided	

Provisions	Comment
Apartment layouts are flexible and accommodate a range of lifestyle needs	
4R Adaptive Reuse	
New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not applicable
Adapted buildings provide residential amenity while not precluding future adaptive reuse	
4S Mixed Use	
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The proposed concept application has provided appropriate building envelopes with extensive articulation that will enable the achievement of an appropriately designed facades and encourage street activation and enhance the character of the locality, however detailed consideration of building frontages and integration of the residential elements of the building through the design would be considered more appropriate at a future DA stage.
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	
4T Awnings and Signage	
Awnings are well located and complement and integrate with the building design	Considered more appropriate at a future DA stage.
Signage responds to the context and desired streetscape character	
4U Energy Efficiency	
Development incorporates passive environmental design	Considered more appropriate at a future DA stage.
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	
Adequate natural ventilation minimises the need for mechanical ventilation	
4V Water Management and Conservation	
Potable water use is minimised	Considered more appropriate at a future DA stage.
Urban stormwater is treated on site before being discharged to receiving waters	
Flood management systems are integrated into site design	
4W Waste Management	
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Considered more appropriate at a future DA stage.
Domestic waste is minimized by providing safe and convenient source separation and recycling	
4X Building Maintenance	
Building design detail provides protection from weathering	Considered more appropriate at a future DA stage.
Systems and access enable ease of maintenance	
Material selection reduces ongoing maintenance costs	

(a) State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

The objectives of SEPP 55 are:

- *to provide for a state-wide planning approach to the remediation of contaminated land.*
- *to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.*

Pursuant to the above SEPP, Council must consider:

- whether the land is contaminated.
- if the land is contaminated, whether it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the proposed use.

Comment: The applicant provided a Preliminary Site Investigation (PSI), dated April 2017 Contamination Assessment, prepared by Martens & Associates Pty Ltd, reference: P1605374JR01V01. The report concluded the following;

The results of the site history assessment and walkover inspection indicate that the 1 Speed Street has been used as a spare parts store (1978), glass merchants (1994) and a community facility (2008), the most recent DA for 3 Speed Street is for a two storey office building (1982). There have been no records provided by Council for 5 Speed Street. Site use prior to this time is unknown. The site contains the following potential contamination sources:

o Past dwelling construction and maintenance have the potential to have introduced contaminants in the form of asbestos (as a construction material), pesticides (pest control) and heavy metals (paints, pest control).

o Buildings may currently (or have previously) stored fuel, oils, asbestos sheeting (PACM), paints, glues which may have spilt or leaked onto underlying soil.

o Vacant portions of 5 Speed Street used for storage of various building materials and associated hardware products etc.

o Possible filling undertaken for levelling at 1 Speed Street.

To address land contamination risks a detailed site investigation (DSI) is required to assess identified AECs. The DSI is also to include an intrusive soil sampling regime post demolition, under all dwelling footprints (plus 1 m curtilage) to determine any residual impacts from previous use. A walkover inspection of remaining site should be conducted following removal buildings to assess any potential residual impacts and to verify if additional fill has been placed.

The site investigation plan is to be developed in accordance with NSW EPA (1995) Sampling Design Guidelines and a risk based assessment. Assessment shall address each of the

identified AECs and assess COPC identified for each AEC (Table 7). Results of the site testing shall be assessed against site acceptance criteria (SAC) developed with reference to ASC NEPM (1999, amended 2013).

It is considered based on the assessment provided and the fact the application is for a concept only the imposition of the conditions detailing the recommendations above, is considered appropriate in this instance. It is important to note that any future development application would involve significant excavation to cater for a five-level basement. It is considered that based on the recommendations above and the fact any future DA will involve significant excavation that the subject site will satisfactorily address SEPP 55 and will be made suitable for the proposed use.

(b) State Environmental Planning Policy (Infrastructure) 2007

The subject site has a frontage to Newbridge Road and Terminus Street. Terminus Street and Newbridge Road are Classified Road and as such the proposal must be considered under the relevant provisions of the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP). Specifically, the following clauses have been considered during the assessment of the proposal.

101 Development with frontage to classified road

(1) The objectives of this clause are:

- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road*

Comment: The concept development application has been considered against the relevant

provisions of Clause 101, to the extent deemed appropriate for a concept development application. It is important that the submitted concept plans demonstrate suitable vehicular access to the site will be provided off a road other than a classified road if possible. The submitted concept plan demonstrated that vehicular access will be provided off Speed Street and not Terminus Street or Newbridge Road. As such a condition of consent will be imposed stipulating that vehicular access to any future development lodged must be off Speed Street and no vehicular access is permitted off Terminus Street or Newbridge Road.

As the concept plan provides maximum GFAs for residential, retail, business etc. and the final details are not known at this stage and the consequential traffic generation/parking impact and acoustic impacts of a final detailed design it is considered appropriate to give further due consideration to the potential impacts under Clause 101 at a future development application stage.

It is also important to note as indicated previously in this report the proposed concept plan has demonstrated compliance with the required RMS parking rates based on the maximum GFA's proposed in the concept plan.

102 Impact of road noise or vibration on non-road development

- (1) *This clause applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data published on the website of the RTA) and that the consent authority considers is likely to be adversely affected by road noise or vibration:*
 - (a) *a building for residential use,*
 - (b) *a place of public worship,*
 - (c) *a hospital,*
 - (d) *an educational establishment or child care centre.*
- (2) *Before determining a development application for development to which this clause applies, the consent authority must take into consideration any guidelines that are issued by the Director-General for the purposes of this clause and published in the Gazette.*
- (3) *If the development is for the purposes of a building for residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:*
 - (a) *in any bedroom in the building—35 dB(A) at any time between 10 pm and 7 am,*
 - (b) *anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*
- (4) *In this clause, **freeway**, **tollway** and **transitway** have the same meanings as they have in the [Roads Act 1993](#).*

Comment: In response to the above clause, it is generally accepted that a development that involves one of the uses stipulated in Clause 102(1) would require the submission of an acoustic report to satisfactorily address the minimum acoustic requirements stipulated in the

proceeding sub-clauses under Clause 102. It is considered appropriate in this instance that the requirement to address Clause 102, be deferred to the subsequent built form applications as they will provide more details as to the materiality of future buildings that will be utilised to satisfy Clause 102. It is not known at the concept stage. Therefore, a condition of consent will be imposed on the concept application stipulating the submission of an acoustic report that addresses the technical requirements of Clause 102 of the SEPP.

(c) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (deemed SEPP).

The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

When a consent authority determines a development application planning principle are to be applied (Clause 7(2)). Accordingly, a table summarising the matters for consideration in determining development application (Clause 8 and Clause 9), and compliance with such is provided below.

Clause 8 General Principles	Comment
When this Part applies the following must be taken into account:	Planning principles are to be applied when a consent authority determines a development application
(a) the aims, objectives and planning principles of this plan	Considered more appropriate at a future DA stage.
(b) the likely effect of the proposed plan, development or activity on adjacent or downstream local government areas	Considered more appropriate at a future DA stage.
(c) the cumulative impact of the proposed development or activity on the Georges River or its tributaries	Considered more appropriate at a future DA stage.
d) any relevant plans of management including any River and Water Management Plans approved by the Minister for Environment and the Minister for Land and Water Conservation and best practice guidelines approved by the Department of Urban Affairs and Planning (all of which are available from the respective offices of those Departments)	Considered more appropriate at a future DA stage.
(e) the <i>Georges River Catchment Regional Planning Strategy</i> (prepared by, and available from the offices of, the Department of Urban Affairs and Planning)	Considered more appropriate at a future DA stage.
(f) all relevant State Government policies,	All relevant State Government Agencies

manuals and guidelines of which the council, consent authority, public authority or person has notice	were notified of the proposal and all relevant State Government Policies, manuals and guidelines were considered as part of the proposal.
(g) whether there are any feasible alternatives to the development or other proposal concerned	The site is located in an area nominated for mixed use development and provides for a development that is consistent with the objectives of the applicable zoning and is consistent with the desired future character of the surrounding locality.

Clause 9 Specific Principles	Comment
(1) Acid sulfate soils	The site is not affected by acid sulphate soils.
(2) Bank disturbance	No disturbance of the bank or foreshore along the Georges River and its tributaries is proposed.
(3) Flooding	The site is not affected by flooding.
(4) Industrial discharges	Not applicable. The site has been used for commercial purposes previously.
(5) Land degradation	Considered more appropriate at a future DA stage.
(6) On-site sewage management	Not applicable.
(7) River-related uses	Not applicable.
(8) Sewer overflows	Not applicable.
(9) Urban/stormwater runoff	Considered more appropriate at a future DA stage.
(10) Urban development areas	The site is not identified as being located within the South West Growth Centre within the Metropolitan Strategy. The site is not identified as being an Urban Release Area under LLEP 2008.
(11) Vegetated buffer areas	Not applicable.
(12) Water quality and river flows	Considered more appropriate at a future DA stage.

(13) Wetlands	Not applicable.
---------------	-----------------

It is considered that the concept proposal appropriately satisfies the provisions of the GMREP No.2 to the extent considered appropriate in this instance. Further consideration of the proposal will be given once subsequent applications have been submitted for detailed building plans.

(d) Liverpool Local Environmental Plan 2008

The concept application would be incorporate a number of uses all of which are permissible within the B4 Mixed Use zoning. These uses have been detailed previously in this report.

Zone Objectives

The objectives of the B4 zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To allow for residential and other accommodation in the Liverpool city centre, while maintaining active retail, business or other non-residential uses at street level.*
- *To facilitate a high standard of urban design, convenient urban living and exceptional public amenity.*

The proposed concept application is considered consistent with the objectives of the B4 zone in that it will facilitate a mixture of compatible land uses, provides for appropriate building envelopes that have been suitably located to cater for suitable business, residential, retail and other uses. It enables the provision of future residential accommodation in the Liverpool City Centre while enabling the provision of active retail, business and other non-residential uses at street level. The concept application has also been presented to Council's Design Excellence Panel on numerous occasions and is considered an appropriate concept application that can facilitate a high standard of urban design.

Principal Development Standards

The following principal development standards are applicable to the proposal. The principle development standards have been considered against this concept proposal to the extent deemed appropriate in this instance.

Clause	Provision	Comment
Clause 2.7 Demolition Requires Development Consent	The demolition of a building or work may be carried out only with development consent.	N/A
Clause 4.3 Height of Buildings	Maximum height of 28m	N/A The application is being proposed pursuant to Clause 7.5A, which enables the removal of a maximum height limit on a site subject to the satisfaction of clause 7.5A. Clause 7.5A assessment is provided further in this report.
Clause 4.4 Floor Space Ratio	Maximum FSR of 3:1	N/A The application is being proposed pursuant to Clause 7.5A, which enables an additional FSR on a site up to a maximum of 10:1, subject to the satisfaction of clause 7.5A. Clause 7.5A assessment is provided further in this report.
Clause 5.10 Heritage Conservation	Development proposed within the vicinity of a heritage item must be accompanied by a heritage management document to assess the impact of the heritage significance of the heritage item.	Refer to discussion below regarding Clause 5.10
6.4A Arrangements for designated State public infrastructure in intensive urban development areas		Refer to discussion below regarding Clause 6.4A
7.1 Objectives for Development in	Proposed developments must be consistent with	Complies

Liverpool City Centre	the objectives	Refer to discussion below
7.2 Sun access in Liverpool City Centre	Development on land to which this clause applies is prohibited if the development results in any part of a building on land specified in Column 1 of the Table to this clause projecting above the height specified opposite that land in Column 2 of the Table	N/A This clause does not encompass the subject site.
7.3 Car Parking in the Liverpool City Centre	<ul style="list-style-type: none"> • At least one car parking space is provided for every 200m² of new ground floor GFA; • At least one car parking space is provided for every 100m² of new retail premises GFA; and • At least one car parking space is provided for every 150m² of new GFA to be used for any other purpose. 	N/A As indicated previously in this report, the concept application was proposed in accordance with the RMS parking rates. The proposal demonstrates compliance with the applicable RMS rates.
Clause 7.4 Building Separation in Liverpool City Centre	Development consent must not be granted to development for the purposes of a building on land in Liverpool city centre unless the separation distance from neighbouring buildings and between separate towers, or other separate raised parts, of the same building	Complies The proposed concept plans have demonstrated it could accommodate a building envelope that would achieve the required building separation under the LLEP 2008.

	<p>is at least:</p> <ul style="list-style-type: none"> - 12 metres for parts of buildings between 25 and 45 metres above ground level (finished) on land in Zone B3 Commercial Core or B4 Mixed Use, and - 28 metres for parts of buildings 45 metres or more above ground level (finished) on land in Zone B3 Commercial Core or B4 Mixed Use 	
Clause 7.5 Design Excellence in Liverpool City Centre & Key Site Controls	<p>Must Comply with Clause 7.5(3) with regards to exhibiting design excellence and</p> <p>The subject site is identified as a key site under Clause 7.5(4) of the LLEP 2008. Clause 7.5(4) requires development with a CIV over \$10million identified as a key site to participate in an architectural design competition.</p>	Refer to Discussions below
Clause 7.14 Minimum Building Street Frontage	A minimum building street frontage of 24m is applicable.	<p>Complies</p> <p>The site has multiple frontages that exceed 24m</p>
7.5A Additional provisions relating to certain land at Liverpool city centre		Complies – Refer to discussion below
7.16 Ground floor development in	Development Consent is not to be granted unless it is demonstrated that the	<p>Complies</p> <p>Proposed concept does not provide any</p>

Zones B1, B2 and B4	ground floor will not be used for residential accommodation	residential accommodation on ground floor.
Clause 7.17 Airspace Operations	Provisions to protect airspace around airports	Complies The application was reviewed by Sydney Airport authority who provided conditions of consent.

(i) Other Relevant LLEP 2008 Clauses

In addition to the above development standards, the application has also been considered in regards to other relevant standards of the LLEP 2008. The key clauses applicable to the application are discussed in further detail below.

- **Clause 5.10 Heritage Conservation**

2.2.3 Heritage

The subject building is directly adjoining a heritage item to the south. The item is identified as Item No. 106, under Schedule 5 of the Liverpool Local Environmental Plan 2008. The item is identified as “residential building (“Del Rosa”)”.

After subsequent amendments to the concept plan including the lowering of the podium element directly adjoining the item, the application was deemed satisfactory by Councils Heritage Officer and the Liverpool Design Excellence Panel. Further consideration of materiality and design in response to the Heritage item will be considered with future development applications for the built form.



Figure 8: Heritage Item No.106

The building envelope plan below indicates how the podium of the tower closest to the heritage item has been lowered to 2 storeys in height to respond to the scale of the item. Based on the information above it is considered that Clause 5.10 has been satisfied at this stage, with further consideration to be given when the applications for the built form are lodged.

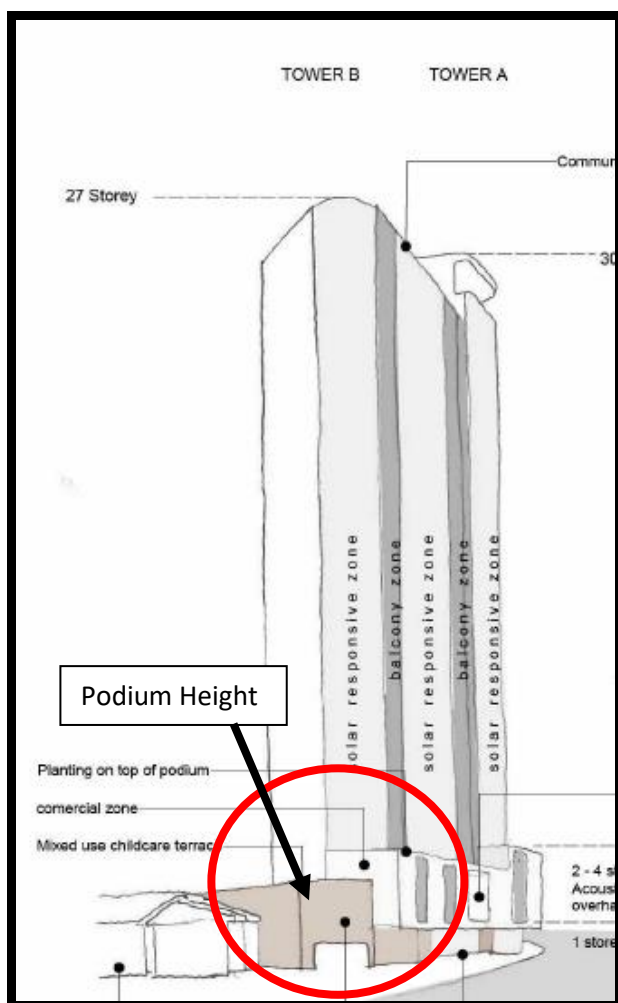


Figure 9: Podium height

Clause 6.4A Arrangements for designated State public infrastructure in intensive urban development areas

Clause 6.4A states;

- (1) *The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land wholly or partly for residential purposes, to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.*
- (2) *Despite all other provisions of this Plan, development consent must not be granted for development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area, unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.*

(3) This clause does not apply to a development application to carry out development on land in an intensive urban development area if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).

(4) In this Part:

intensive urban development area means the area of land identified as “Area 7”, “Area 8”, “Area 9”, “Area 10” or “Area 11” on the [Floor Space Ratio Map](#).

Comment: As part of the adoption of Amendment 52, Council undertook a traffic study to understand the potential impacts of the envisaged residential up lift created. The traffic report was prepared by GTA Consultants and is attached to this report. The conclusions of the report found that to cater for the envisaged-up lift, upgrades to key intersections in and around the CBD will be required amongst other recommendations pertaining to time restricted parking, encouragement of public transport use etc., these recommendations are found on page 95-96 of the attached traffic study.

Consequently, the above Clause 6.4A was introduced, which stipulates “satisfactory arrangements” are to be made for the provision of designated state infrastructure before the development of land wholly or partly for residential purposes.

As this proposal is a concept proposal at this stage and does not involve or give consent to the construction of a building involving residential accommodation under this concept approval, it is considered appropriate in this instance to impose a condition of consent requiring Clause 6.4A be addressed prior to the lodgement of a future development application involving residential accommodation.

Clause 7.1 Objectives for Development in Liverpool City Centre

Clause 7.1 of the LLEP 2008, stipulates the objectives that must be satisfied by any redevelopment in the city centre. The objectives of Clause 7.1 are as follows;

- (a) to preserve the existing street layout and reinforce the street character through consistent building alignments,*
- (b) to allow sunlight to reach buildings and areas of high pedestrian activity,*
- (c) to reduce the potential for pedestrian and traffic conflicts on the Hume Highway,*
- (d) to improve the quality of public spaces in the city centre,*
- (e) to reinforce Liverpool railway station and interchange as a major passenger transport facility, including by the visual enhancement of the surrounding environment and the development of a public plaza at the station entry,*
- (f) to enhance the natural river foreshore and places of heritage significance,*
- (g) to provide direct, convenient and safe pedestrian links between the city centre (west of the rail line) and the Georges River foreshore.*

Comment: The proposal is considered to satisfy the objectives of clause 7.1 as it provides a concept development that significantly improves the public domain. It provides a concept design that will enable an exceptionally designed development in close proximity to a major

transport hub, being the Liverpool Train Station and the Liverpool-Parramatta transitway. It provides a development that has given appropriate consideration the existing site constraints and the surrounding local and wider context.

- **Clause 7.5 Design Excellence in Liverpool City Centre**

- **Design Excellence**

Clause 7.5 of the LLEP 2008 prescribes that development consent must not be granted to development within the Liverpool City Centre, unless the consent authority considers that the development exhibits design excellence. The objective of this clause is to deliver the highest standard of architectural and urban design within the city centre. The key Clauses of 7.5 in this instance that will need to be considered when determining whether a proposal exhibits design excellence are Clauses 7.5(2) and (3). Clause 7.5 (2) and (3) state the following;

- (2) *Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool city centre unless the consent authority considers that the development exhibits design excellence.*
- (3) *In considering whether development exhibits design excellence, the consent authority must have regard to the following matters:*
 - (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;*
 - (b) *whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*
 - (c) *whether the proposed development detrimentally impacts on view corridors,*
 - (d) *whether the proposed development detrimentally overshadows Bigge Park, Liverpool Pioneers' Memorial Park, Apex Park, St Luke's Church Grounds and Macquarie Street Mall (between Elizabeth Street and Memorial Avenue),*
 - (e) *any relevant requirements of applicable development control plans,*
 - (f) *how the proposed development addresses the following matters:*
 - (i) *the suitability of the site for development,*
 - (ii) *existing and proposed uses and use mix,*
 - (iii) *heritage issues and streetscape constraints,*
 - (iv) *the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) *bulk, massing and modulation of buildings,*
 - (vi) *street frontage heights,*
 - (vii) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*

- (viii) the achievement of the principles of ecologically sustainable development,*
- (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,*
- (x) the impact on, and any proposed improvements to, the public domain.*

To ensure large scale developments of this nature exhibit design excellence, Council has in place a Design Excellence Panel (DEP) that oversees and provides advice to applicants in an effort to present a final proposal that is considered to meet the desired outcome of Clause 7.5 (3).

As discussed previously in this report under section 3.3 the proposal was presented to Council's DEP on 2 occasions.

The concept application was considered to be satisfactory. It is important to note that subsequent applications that involve the detailed built form will be presented to the DEP again for consideration under this clause.

7.5A Additional provisions relating to certain land at Liverpool city centre

(1) This clause applies to land development on land that:

- (a) is identified as "Area 8", "Area 9" or "Area 10" on the [Floor Space Ratio Map](#), and*
- (b) has a lot size exceeding 1500m², and*
- (c) has 2 or more street frontages.*

Comment: The subject site is located in "Area 8" on the FSR map as indicated in figure 10 below. The development site is greater than 1500sqm and has 2 or more street frontages. On this basis Clause 7.5A would apply to this site.

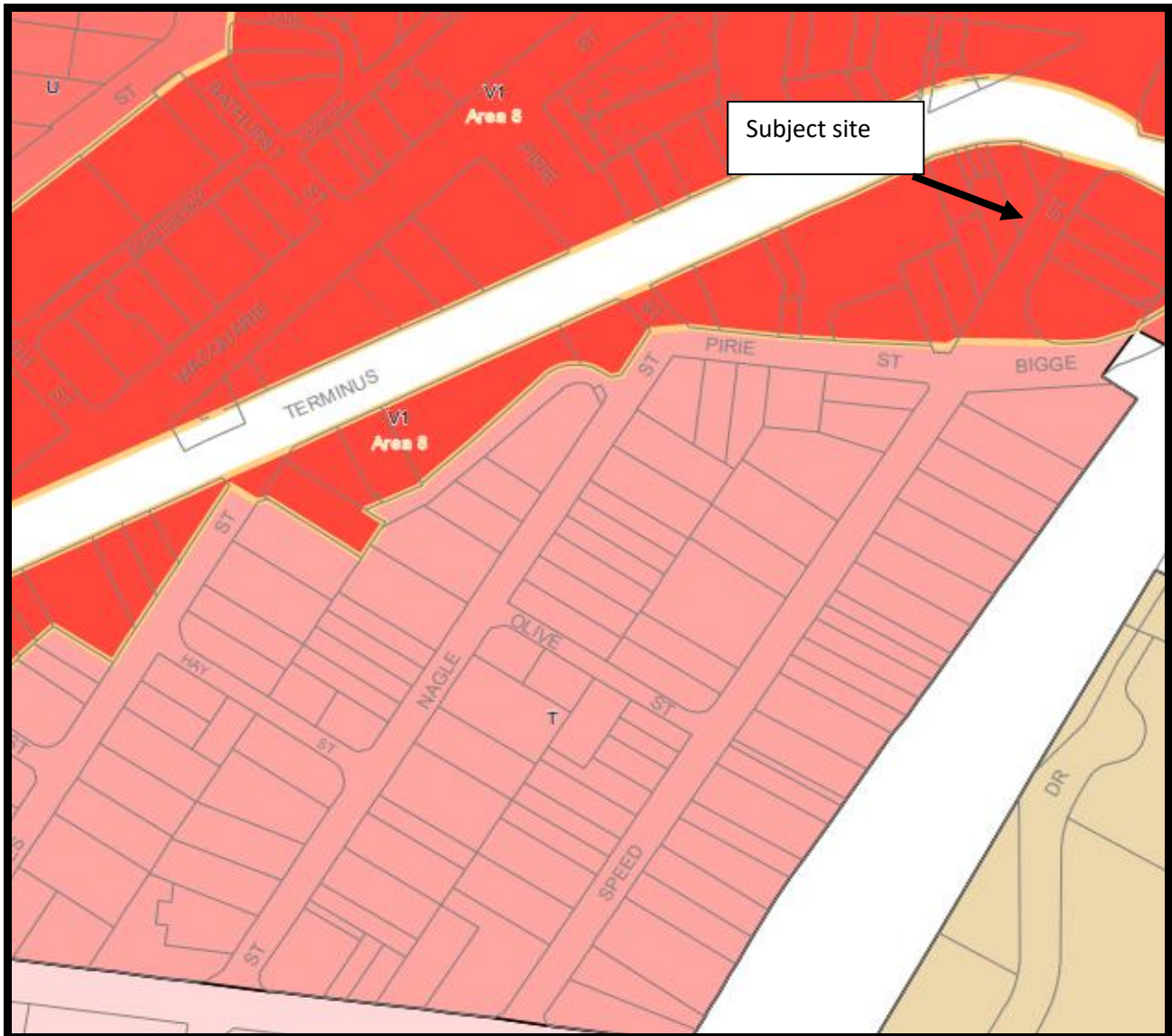


Figure 10: FSR Map indicating site is in Area 8

- (2) *Despite clauses 4.3 and 4.4, if at least 20% of the gross floor area of a building is used for the purposes of business premises, centre-based child care facilities, community facilities, educational establishments, entertainment facilities, food and drink premises, functions centres, information and education facilities, medical centres, public administration buildings or retail premises:*
 - (a) *the height of the building may exceed the maximum height shown for the land on the [Height of Buildings Map](#), and*
 - (b) *the maximum floor space ratio of the building may exceed the maximum floor space ratio shown for the land on the [Floor Space Ratio Map](#) but must not exceed:*
 - (i) *in relation to a building on land identified as “Area 8” or “Area 10” on the map—10:1, or*

(ii) *in relation to a building on land identified as “Area 9” on the map—7:1.*

Comment: This clause mandates that for sites that fall within Area 8 provide a minimum 20% of the GFA for the purpose ***business premises, centre-based child care facilities, community facilities, educational establishments, entertainment facilities, food and drink premises, functions centres, information and education facilities, medical centres, public administration buildings or retail premises.***

If it is demonstrated that a development provides for the mandated minimum 20% then a development may obtain an unrestricted height limit and an FSR of up to 10:1 despite the maximum height and FSR development standard indicated by Clauses 4.3 and 4.4 of the LLEP 2008.

The concept proposal has demonstrated that a future development is able to accommodate a minimum 20% of the GFA for numerous uses detailed in the Clause above. The concept plan has provided a building envelope that demonstrates of the maximum 18,905sqm of GFA the proposal can accommodate 3,810sqm for the purpose of retail/business, child care and medical facility. This equates to 20.15% of the total GFA and satisfies this Clause. A condition of consent will be imposed requiring that any future application provide a minimum 20% of the GFA for the uses listed above.

Therefore, having regard to the above it is considered reasonable in this instance that the concept proposal provides an FSR of 10:1 as it has demonstrated that it is consistent with the requirements of this Clause.

(3) *Development consent must not be granted under this clause unless:*

- (a) *a development control plan that provides for the matters specified in subclause (4) has been prepared for the land, and*
- (b) *the site on which the building is located also includes recreation areas, recreation facilities (indoor), community facilities, information and education facilities, through site links or public car parks*

Comment: In the first instance it is important to note that the concept plans includes provision for a gym on level 3 which satisfies Clause 3(b) as a gym is defined as a *recreation facility (indoor)*.

It is evident by subclause 3(a) that a DCP is to be prepared for the site for consent to be granted. However, in this instance it is important to reference Clause 4.23 of the Environmental Planning and Assessment Act, which states;

4.23 Concept development applications as alternative to DCP required by environmental planning instruments (cf previous s 83C)

- (1) *An environmental planning instrument cannot require the making of a concept development application before development is carried out.*
- (2) *However, if an environmental planning instrument requires the preparation of a development control plan before any particular or kind of development is carried out on*

any land, that obligation may be satisfied by the making and approval of a concept development application in respect of that land.

Note. *Section 3.44 (5) also authorises the making of a development application where the relevant planning authority refuses to make, or delays making, a development control plan.*

- (3) *Any such concept development application is to contain the information required to be included in the development control plan by the environmental planning instrument or the regulations.*

Clause 4.23 above enables the submission of a concept development application in lieu of the development of a site specific DCP. Therefore, it is considered that the submission of a concept application has the same affect as the preparation of a DCP and satisfies Clause 7.5A (3). Details below demonstrate how the concept proposal meets the relevant requirements of a DCP as required by Clause 7.5A (4) below.

- (4) *The development control plan must include provision for how proposed development is to address the following matters:*

- (a) the suitability of the land for development,*
- (b) the existing and proposed uses and use mix,*
- (c) any heritage issues and streetscape constraints,*
- (d) the impact on any conservation area,*
- (e) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
- (f) the bulk, massing and modulation of buildings,*
- (g) street frontage heights,*
- (h) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,*
- (i) the achievement of the principles of ecologically sustainable development,*
- (j) encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,*
- (k) the impact on, and any proposed improvements to, the public domain,*
- (l) achieving appropriate interface at ground level between buildings and the public domain,*
- (m) the excellence and integration of landscape design*

Comment: While it is acknowledged that a site specific DCP was not prepared for the site as required by Clause (3), it is evident that the concept proposal has given due consideration

for all the matters listed in subclause (4). This is evidenced by the Master Plan Report, submitted with the application prepared by Dreamscape Architects. It is also important to note that the submitted concept plan has been presented numerous times to Councils Design Excellence Panel, which have deemed the documentation satisfactory and have endorsed the concept proposed.

Master Plan Report

The Master Plan Report prepared by Dreamscape Architects (Attachment 3), takes into consideration a whole range of matters including but not limited to the following;

- a) Site location in reference to the city centre and its proximity to a major transport hub

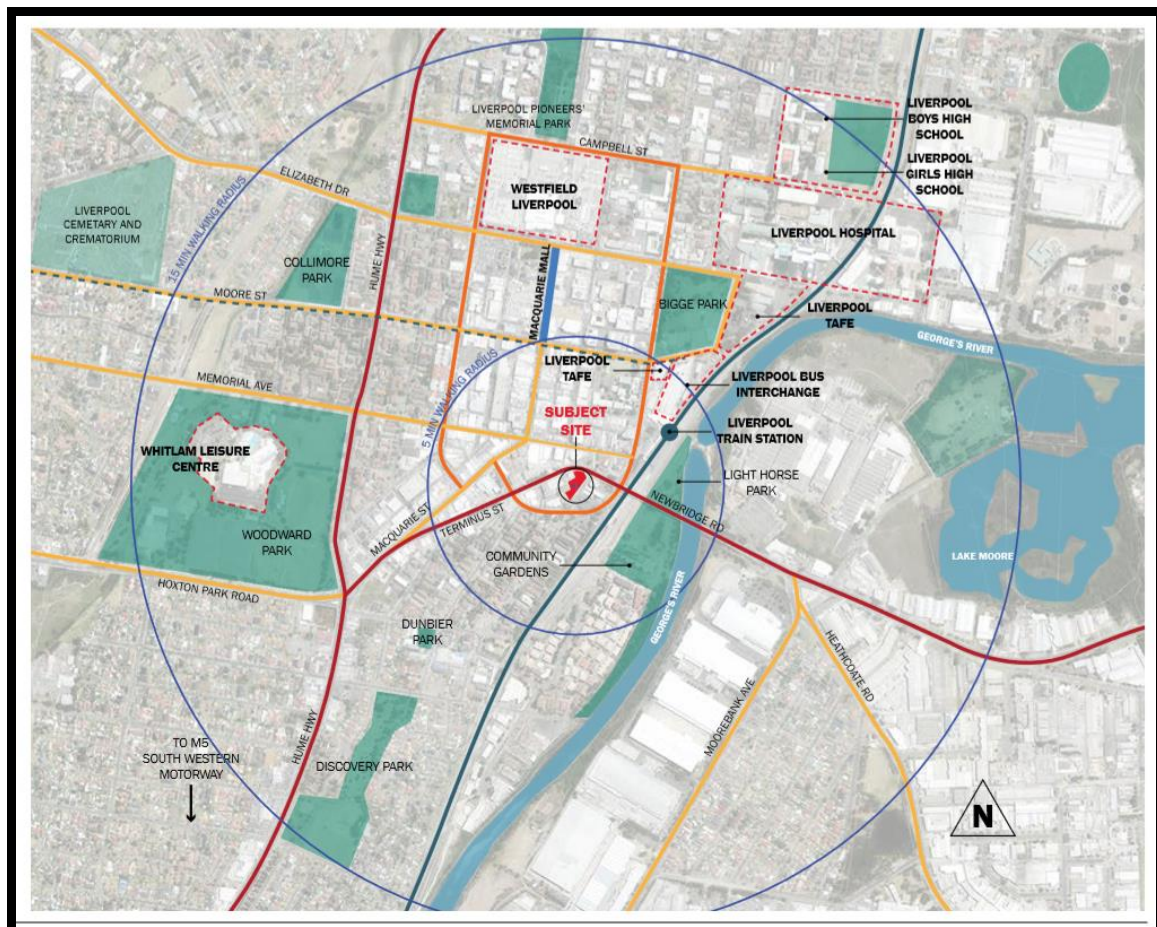


Figure 11: Site Analysis from

b) The bulk and massing of the buildings;

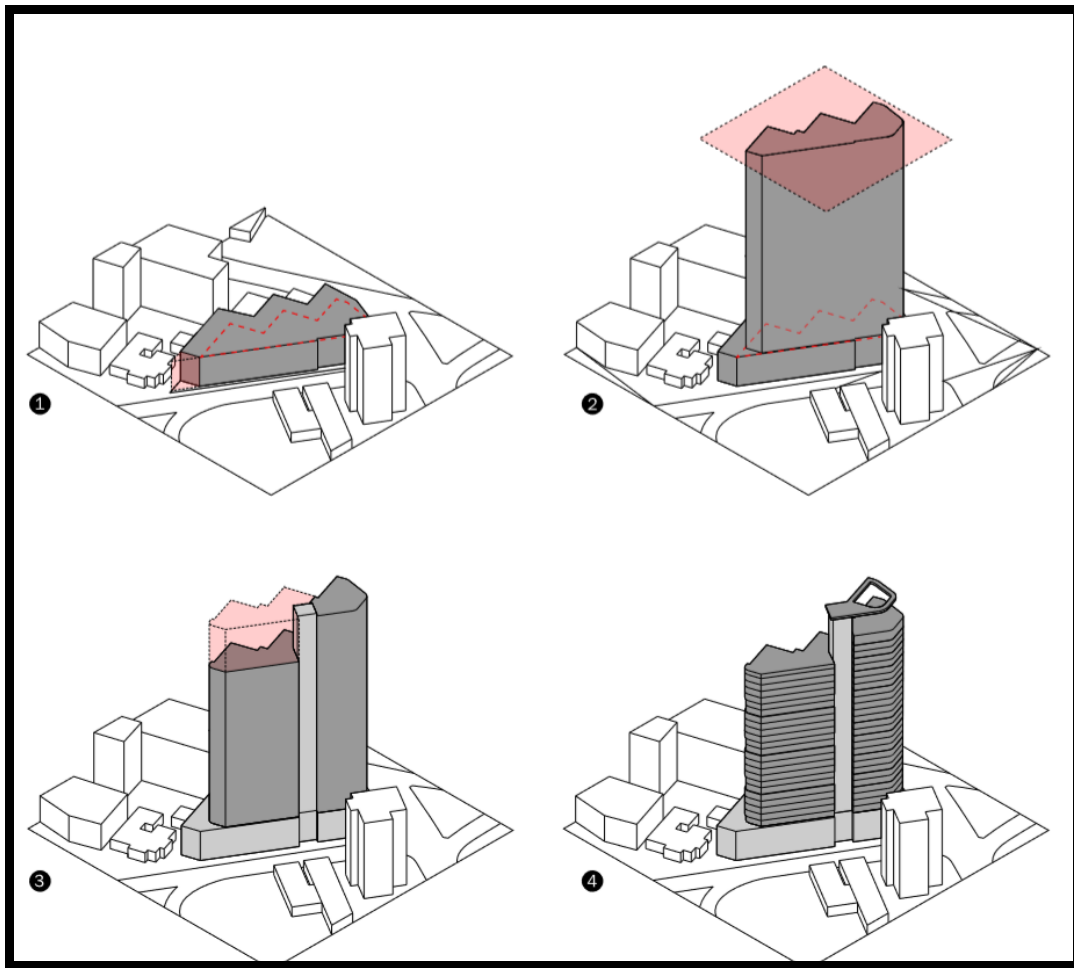


Figure 12: Bulk and Massing Designs from master Plan

c) Heritage Impacts

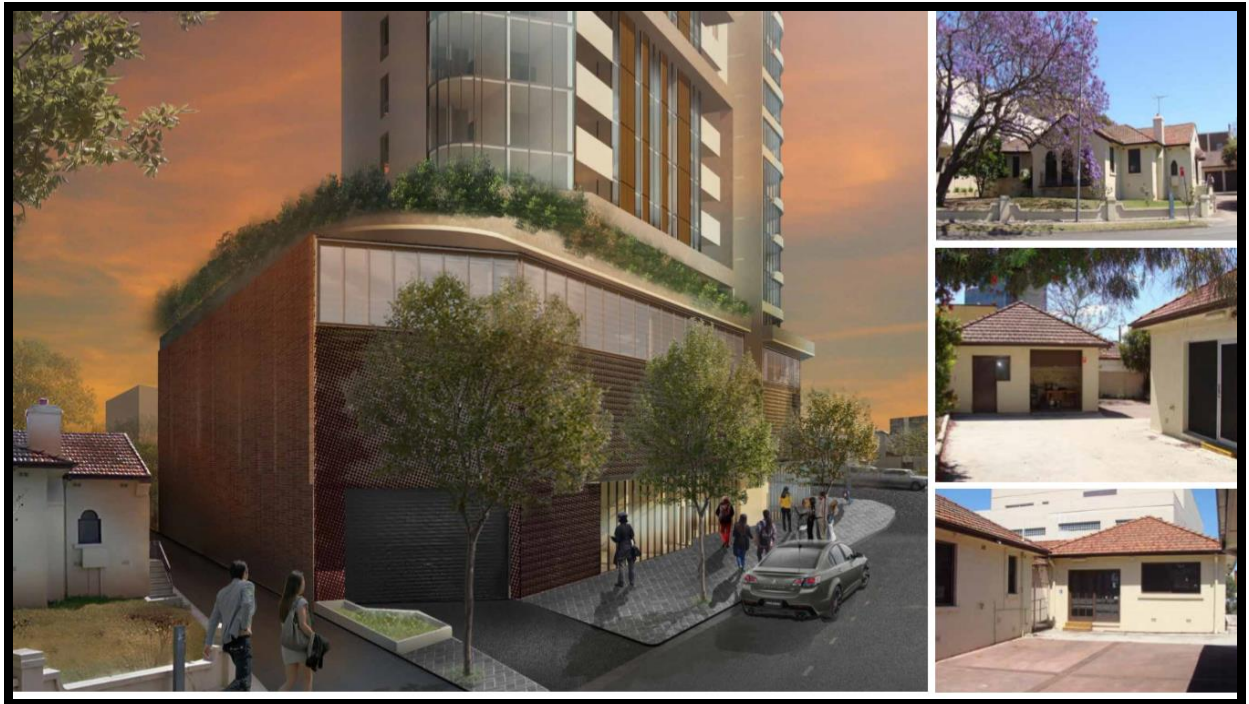


Figure 13: Heritage Considerations

d) Solar Access and shadow impact



Figure 14: Shadow Impacts

d) The articulation, modulation of the future building and presentation to the public domain.

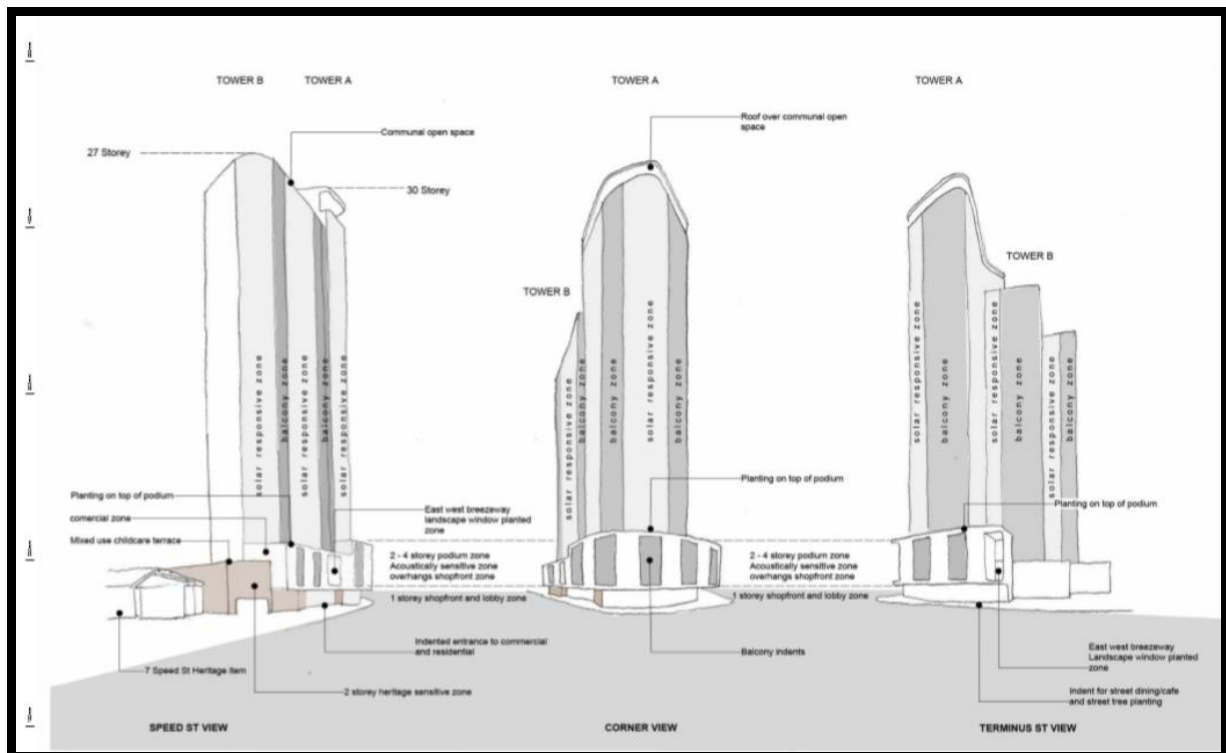


Figure 15: Building Envelope Elevations

The Master Plan Report has been reviewed by Councils DEP and it was considered an appropriate response as to how the final concept put forth was determined. The Urban Design Report meets the intent of subclause 4 even though not considered a site specific DCP. It is a comprehensive document prepared that governed the final concept design outcome which is not dissimilar to the intent of a DCP.

Conclusion: Based on the information above it is considered the concept development application has satisfactorily addressed Clause 7.5A and is considered worthy of support in this instance.

6.2 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

No draft Environmental Planning Instruments applies to the site

6.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

Part 1 - General Controls for all Development and Part 4 - Development in The Liverpool City Centre of the Development Control Plan apply to the proposed development and prescribe standards and criteria relevant to the proposal.

The following compliance table outlines compliance with these controls.

LDCP 2008 Part 1: General Controls for All Development

Development Control	Provision	Comment
Section 2. Tree Preservation	Controls relating to the preservation of trees	Not Applicable The site does not contain any vegetation requiring removal.
Section 3. Landscaping and Incorporation of Existing Trees	Controls relating to landscaping and the incorporation of existing trees.	Considered more appropriate at a future DA stage.
Section 4 Bushland and Fauna Habitat Preservation	Controls relating to bushland and fauna habitat preservation	Not Applicable The development site is not identified as containing any native flora and fauna.
Section 5. Bush Fire Risk	Controls relating to development on bushfire prone land	Not Applicable The development site is not identified as being bushfire prone land.
Section 6. Water Cycle Management	Stormwater runoff shall be connected to Council's drainage system by gravity means. A stormwater drainage concept plan is to be submitted.	Considered more appropriate at a future DA stage.
Section 7. Development Near a Watercourse	If any works are proposed near a water course, the Water Management Act 2000 may apply, and you may be required to seek controlled activity approval from the NSW Office of Water.	Not Applicable The development site is not within close proximity to a water course.
Section 8. Erosion and Sediment Control	Erosion and sediment control plan to be submitted.	Considered more appropriate at a future DA stage.
Section 9. Flooding Risk	Provisions relating to development on flood	Not Applicable The development site is not identified as flood

Development Control	Provision	Comment
	prone land.	prone land.
Section 10. Contaminated Land Risk	Provisions relating to development on contaminated land.	Complies As discussed within this report, the subject site is considered to be suitable for the proposed development. Further consideration will be given when applications for buildings are submitted.
Section 11. Salinity Risk	Provisions relating to development on saline land.	Not Applicable The development site is identified as containing a low salinity potential. Therefore, a salinity management response plan is not required.
Section 12. Acid Sulphate Soils	Provisions relating to development on acid sulphate soils	Not Applicable The site is not identified as containing the potential for acid sulphate soils.
Section 13. Weeds	Provisions relating to sites containing noxious weeds.	Not Applicable The site is not identified as containing noxious weeds.
Section 14. Demolition of Existing Development	Provisions relating to demolition works	Considered more appropriate at a future DA stage.
Section 15. On Site Sewage Disposal	Provisions relating to OSMS.	Not Applicable OSMS is not proposed.
Section 16. Aboriginal Archaeology	An initial investigation must be carried out to determine if the proposed development or activity occurs on land potentially containing an item of aboriginal archaeology.	Satisfactory
Section 17.	Provisions relating to	Complies

Development Control	Provision	Comment
Heritage and Archaeological Sites	heritage sites.	The proposals impact on the surrounding heritage items are discussed previously in this report.
Section 18. Notification of Applications	Provisions relating to the notification of applications.	Complies The development application was placed on public exhibition from 8 March 2017 to 23 March 2017, in accordance with Liverpool Development Control Plan 2008 (LDCP 2008). No submissions have been received during the exhibition period.
Section 19. Used Clothing Bins	Provisions relating to used clothing bins.	Not Applicable The DA does not propose used clothing bins.
Section 22. and Section 23 Water Conservation and Energy Conservation	New dwellings are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX).	Considered more appropriate at a future DA stage.
Section 25. Waste Disposal and Re-use Facilities	Provisions relating to waste management during construction and on-going waste.	Considered more appropriate at a future DA stage.
Section 26 Outdoor Advertising and Signage	Provisions relating to signage.	Not Applicable The DA does not propose any signage.

LDCP 2008 Part 4: Liverpool City Centre: It is important to note that this concept plan sets the maximum parameters for the site in terms of bulk, scale, location and setbacks etc. It is considered that the concept plan is akin to a site specific DCP and consideration of part 4 below will be taken into account where deemed appropriate or relevant.

Controls	Comment	Complies
PART 4 - DEVELOPMENT IN LIVERPOOL CITY CENTRE		
2. Controls for Building Form		
2.1 – Building Form		
Subject Site located within the residential area in accordance with the DCP		
Street Setbacks		
1. Street building alignment and street setbacks are to comply with figure 3. Subject site requires a 0m street setback.	Appropriate street setbacks for the site set by the concept plan documentation provided and supported by Council and DEP	Satisfactory
2. External facades of buildings are to be aligned with the streets that they front.	Appropriate street setbacks for the site set by the concept plan documentation provided and supported by Council and DEP	Satisfactory
3. Notwithstanding the setback controls, where development must be built to the street alignment (as identified in Figure 3), it must also be built to the side boundaries (0m setback) where fronting the street. The minimum height of development built to the side boundary is to comply with the minimum street frontage height requirement.	Appropriate setbacks for the site set by the concept plan documentation provided and supported by Council and DEP	Satisfactory
Street Frontage Heights		

<p>1. Street Frontage height of buildings must comply with the minimum and maximum heights above mean ground level on the street front as shown in figure 5. Subject site requires 16-26m or 4 to 6 storeys</p>	<p>Appropriate street frontage heights for the site set by the concept plan documentation provided and supported by Council and DEP.</p>	<p>Satisfactory</p>
<p>Building Depth and Bulk</p> <p>1. The maximum floor plate size and depth of buildings are specified and illustrated in Figure 6 and table 1 above street frontage height (i.e. 1,200sqm and 30m depth)</p>	<p>Appropriate maximum floor plates for the site set by the concept plan documentation provided and supported by Council and DEP.</p>	<p>Satisfactory</p>
<p>Boundary Setback and Building Depth and Bulk</p> <p>1. The minimum building setbacks from the front, side and rear property boundaries are specified in table 2.</p> <ul style="list-style-type: none"> ➤ Up to permissible SFH level requires Nil setback to side and rear ➤ From SFH to 45m, a minimum of 6m side and rear setback is required <p>2.2 – Mixed use Buildings</p> <p>1. Ground floor component is to be used for non-residential use</p> <p>2. Ground floor – floor to ceiling not to be less than 3.6m</p>	<p>Appropriate street setbacks for the site set by the concept plan documentation provided and supported by Council and DEP</p> <p>The concept proposal puts forth a design that is consistent with these provisions.</p>	<p>Satisfactory</p> <p>Satisfactory</p>

<p>3. All other levels require 2.7m</p> <p>2.3 – Site Cover & Deep Soil Zones</p> <p>1. Site coverage maximum is 100 %</p> <p>2.4 – Landscape Design</p> <p>2.5 – Planting on Structures</p>	<p>Concept plan envisages site cover of 100%</p> <p>Further consideration of landscape design will be given with subsequent built form applications.</p> <p>Further consideration of landscape design will be given with subsequent built form applications.</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>
<p>3. Amenity</p> <p>3.1 – Pedestrian Permeability</p> <p>3.2 – Active Street Frontages & Address</p> <p>3.3 – Front Fences</p> <p>3.4 – Safety & Security</p>	<p>N/A</p> <p>Concept plan has been proposed to cater for active street frontages and will be considered in further detail with future applications.</p> <p>N/A</p> <p>Will be considered further with subsequent applications.</p>	<p>N/A</p> <p>Satisfactory</p> <p>N/A</p> <p>Satisfactory</p>

3.5 – Awnings	Will be considered further with subsequent applications.	Satisfactory
3.6 – Vehicle Footpath Crossings	Will be considered further with subsequent applications.	Satisfactory
3.7 – Pedestrian Overpass and Underpass	N/A	N/A
3.8 – Building Exteriors	Will be considered further with subsequent applications	Satisfactory
3.9 – Corner Treatments	Concept put forth proposes a design that addresses the intersection appropriately. Further consideration will be given with future development applications	Satisfactory
4. Traffic & Access		
4.1 – Pedestrian Access& Mobility	Proposal considers satisfactory in relation to pedestrian access and mobility.	Yes
4.2 – Vehicular Driveways & Manoeuvring Areas	Vehicular access is considered satisfactory.	Yes

4.3 – On Site Parking	<p>Access is provided at the most practicable point</p> <p>Concept put forth demonstrates compliance with the RMS parking rate requirements</p>	Yes
-----------------------	---	-----

5. Environmental Management		
5.1 – Energy Efficiency & Conservation	Considered more appropriate at future DA stage	N/A
5.2 – Water Conservation	Considered more appropriate at future DA stage	N/A
5.3 – Reflectivity	Considered more appropriate at future DA stage	N/A
5.4 – Wind Mitigation	Considered more appropriate at future DA stage	N/A
5.5 – Noise	Considered more appropriate at future DA stage	N/A
5.6 – Waste	Considered more appropriate at future DA stage	N/A
5.7 – Floodplain & Water Cycle Management	Subject site not in a floodplain	N/A
5.8 – Sewage Treatment Plant	N/A	N/A
5.9 – Business where trolleys are required	N/A	N/A
6. Controls for Residential Development		
6.1 – Housing Choice and Mix	Concept plan indicates an appropriate housing mix can be catered for; however further consideration will be given at a future DA stage.	Satisfactory

6.2	– Multi Dwelling Housing	N/A	N/A
7.	Controls for Special Areas		
7.1	– Heritage Items & Conservation Areas	Discussed previously in report	Yes
7.2	Controls for Restricted Premises	N/A	N/A
7.3	Key Sites	NA	N/A
7.4	Design Excellence	Proposed concept has demonstrated design excellence	Yes
7.5	Non Business Uses	N/A	N/A
7.6	Restaurants/Outdoor cafes	N/A	N/A
7.7	Child Care Centres	Further consideration of Child Care Centre will be given as part of future DA.	N/A

6.4 Section 4.15(1)(a)(iia) - Any Planning Agreement or any Draft Planning Agreement

No planning agreement relates to the site or proposed development.

6.5 Section 4.15(1)(a)(iv) – The Regulations

The Environmental Planning and Assessment Regulations 2000 requires the consent authority to consider the provisions of the Building Code of Australia. As this is a concept application with no physical built form no conditions requiring compliance with the BCA is deemed necessary at this stage.

6.6 Section 4.15(1)(a (v) – Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates

There are no Coastal Zones applicable to the subject site.

6.7 Section 4.15(1)(b) – The Likely Impacts of the Development

(a) Natural and Built Environment

Built Environment

The proposed concept development is considered to have an overall positive impact on the surrounding built environment. The proposal has been designed to take into account the unique site location and has provided a concept design that is of an appropriate bulk and scale and consistent with the desired future character of the area.

Natural Environment

The proposed development is not considered to have a detrimental impact on the existing natural environment. The development proposal is located within a mixed-use zone that is fairly well developed.

(b) Social Impacts and Economic Impacts

The development is considered to result in a positive social impact by facilitating a feasible and well-balanced mixed-use development that will consist of a range of potential commercial uses in close proximity to a major transport hub which will generate and encourage employment generating activities for the Liverpool CBD.

The development will result in a positive economic impact, through the provision of the commercial premises which will provide employment opportunities for the community. Additionally, employment opportunities will also be generated through the construction of the development and the on-going maintenance of the building.

6.8 Section 4.15(1)(c) – The Suitability of the Site for the Development

The land is zoned for commercial development. The proposed development is in keeping with the zones objectives and is compatible with the anticipated future character within the Liverpool City Centre.

There are no significant natural or environmental constraints that would hinder the proposed development. The proposal effectively responds to its surroundings. Accordingly, the site is considered suitable for the proposed development.

6.9 Section 4.15(1)(d) – Any submissions made in relation to the Development

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

Department	Comments
Engineering	Supported, however no conditions deemed necessary at the concept stage.
Heritage Advisor	Considered satisfactory
Traffic and Transport	<p>Application deferred for the following reasons;</p> <p><i>a) Proposed driveway is not perpendicular to the kerb alignment of Speed Street.</i></p> <p><i>b) Access is to be 'left-in, left-out' by means of a concrete median.</i></p> <p><i>c) Amended design plans for the access driveways and car park including swept path analysis, line markings and sign posting in accordance with the DCP and AS2890 should be submitted to Traffic and Transport Section for review.</i></p> <p>Comment: It is considered that the above requirements will be appropriate to impose as conditions of consent to be addressed through a submission of a DA at a later stage for the built form.</p>
Landscaping	Supported, subject to conditions.
Environment and Health	Supported, subject to conditions

(b) External Referrals

The following comments have been received from External agencies:

Authority	Comments
Department of Infrastructure, regional Development & Cities (Airport)	Application supported

Design Panel	Excellence Application supported.
RMS	<p>The application was referred on 2 occasions to the RMS for consideration. Both responses are attached to this report. However, in summary the comments from the RMS were.</p> <p><u>First Response from RMS – 25/7/17</u></p> <ol style="list-style-type: none"> 2. <i>The proponent is requested to provide a copy of the traffic survey results and electronic SIDRA files for review. It is also not clear whether the existing signal cycle time was used and whether the traffic modelling was undertaken as a network in SIDRA.</i> 3. <i>It is noted that there are KEEP CLEAR markings on the northbound lanes on Speed Street and that the potential queue length may be at least 63m (Appendix A). The proponent is requested to provide further information regarding potential queueing impacts on Terminus Street from vehicles turning right into the subject development from Speed Street.</i> <p><i>It is requested that the proposed development access is restricted to left-in/left-out only.</i></p> <ol style="list-style-type: none"> 4. <i>Liverpool City Council is undertaking a wider Liverpool CBD Land Use and Transport Strategy and is proposing local road changes on Terminus Street. Confirmation is required whether the proposed development has been incorporated in the Liverpool CBD Land Use and Transport Strategy and draft Terminus Street design</i> <p>Comment: As discussed previously the traffic study was undertaken and recommended certain upgrades to surrounding infrastructure. Consequently, a condition of consent has been imposed to comply with Clause 6.4A prior to the lodgement of any development application. This would address the concerns of the RMS and enable an agreement as to the satisfactory arrangements to be reached prior to lodgement of the DA. A condition of consent has also been imposed that will limit vehicle access to left-in/left-out only.</p>

	<p><u>Second Response from RMS – 13/3/19</u></p> <p><i>Roads and Maritime has reviewed the submitted application and it is understood that this site falls within the Liverpool Collaboration Area - Place Strategy. The report published in December 2018 identified that Terminus Street road corridor reservation expansion and bridge duplication is to be investigated as a high priority.</i></p> <p><i>Roads and Maritime is of the view that Council should not give consideration to supporting such applications until the outcome of the Liverpool Collaboration Area has determined the transport mitigation works (including road widening requirements for the Terminus Street corridor).</i></p> <p><i>Roads and Maritime is not in a position to comment on the subject application until such time that the Liverpool Collaboration Area reservations are identified and a clear policy direction regarding an infrastructure plan is endorsed.</i></p> <p>Comment: It is considered that the above response from the RMS is not adequate and the failure to comment on the proposal is considered inappropriate. Notwithstanding the above, given the fact the application will have to demonstrate satisfactory arrangement for the potential traffic infrastructure upgrade prior to lodgement of a built form DA pursuant to Clause 6.4A it is considered that the potential traffic impacts will be determined prior to the lodgement of any application for a built form DA.</p> <p>It is also important to note that the proposal provides a concept proposal that can accommodate parking in accordance with the RMS guidelines. Moreover, the concept plan provides building envelope plans that provide vehicular access off Speed Street and not Terminus Street or Newbridge Road.</p>
--	---

(c) Community Consultation

The development application was placed on public exhibition from 14 June 2017 to 29 June 2017, in accordance with Liverpool Development Control Plan 2008 (LDCP 2008). One submission has been received during the exhibition period. The concerns raised in the

submission and the response to the submissions are provided below;

DESIGN

The intensity of the design does not respect the existing or preferred character of the neighbourhood and shows lack of consideration for height, scale and massing of this new proposed development compared with other dwellings in the vicinity. The proposed form and scale of the development will be visually dominant in the neighbourhood. The current proposal is not in keeping with the developments existing in the area.

Comment: The proposal concept has been designed in accordance with the provisions of the LLEP 2008 and demonstrates it provides a concept that is able to accommodate a development consistent with the applicable controls.

DRAINAGE FOR DEVELOPMENT

It is doubtful whether the exiting stormwater and sewerage drainage has the capacity to cope with such an intensive development and therefore will have a significant impact on the existing systems.

Comment: The details relating to the developments capacity to provide adequate stormwater infrastructure will be determined with future applications for the built form.

NOISE

There would be a dramatic increase in noise from the site as a result of increased traffic to and from the development

Comment: The details relating to the potential acoustic impacts will be determined with future applications for the built form.

PARKING

The need for on-street car parking will be increased with this development.

Comment: The concept proposal has been designed to accommodate appropriate on-site parking in accordance with the RMS guidelines.

6.7 Section 4.15(1)(e) – The Public Interest

The proposed development is consistent with the zoning of the land and would represent a high-quality development for Liverpool. The development provides additional commercial opportunities within close proximity to public transport.

In addition to the social and economic benefit of the proposed development, it is considered to be in the public interest.

7 SECTION 7.12 CONTRIBUTIONS

Section 7.12 contributions do not apply at this stage as the application is for a concept design only. Section 7.12 Contributions will be levied once subsequent applications for the built form are submitted.

CONCLUSION

In conclusion, the following is noted:

- The subject Development Application has been assessed having regard to the matters of consideration pursuant to Sections 4.15 and 4.22 of the Environmental Planning and Assessment Act 1979 and is considered satisfactory.
- The concept proposal is consistent with the intended desired future character of the area, particularly when having regard to recent amendments to the LLEP 2008 relating to the CBD.
- The proposal is consistent with the objectives of the B4 – Mixed Use zone that is applicable to the site under the LLEP 2008.
- The proposal has undergone an extensive design review process and has satisfied the applicable objectives and provisions of Liverpool LEP 2008 including the provisions of Clause 7.5 relating to design excellence.

It is for these reasons that the proposed concept application is considered to be satisfactory and, the subject application is recommended for approval, subject to conditions.

8 ATTACHMENTS

- 1) Approved building envelope plans
- 2) Unit mix and parking rate plan
- 3) Master Plan Report
- 4) Design Guidelines
- 5) DEP minutes
- 6) Conditions of Consent
- 7) RMS Comments
- 8) Transport Strategy for the Liverpool City Centre (prepared as part of Amendment 52)