

Ref No.: DA-507/2018
Contact: Tim Moore
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GOVERNMENT ARCHITECT NSW
GPO BOX 39
SYDNEY NSW 2001

Dear Lee Hillam

RE: Design Competition Exemption – 277 Bigge Street & 11-23 Scott Street Liverpool

Liverpool Council is in receipt of an application which seeks approval for the *construction of a 23 storey commercial building including the conservation and adaptive reuse of the existing heritage listed commercial hotel, ground floor retail spaces and the demolition of existing structures.*

The subject site is identified as a key site under Clause 7.5(4) of the Liverpool Local Environmental Plan (LLEP) 2008. Clause 7.5(4) requires development with a Capital Investment Value (CIV) over \$10million identified as a key site to participate in an architectural design competition.

Council acknowledges that the applicant is seeking an exemption from the requirement to undertake an architectural design competition as prescribed by the Director Generals Competition Guidelines pursuant to Clause 7.5(5) of the LLEP 2008.

Based on the assessment to date the proposal exhibits design excellence on a key site within the Liverpool City Centre. It achieves this while also **conserving the heritage significance of the Liverpool City Centre through the adaptive reuse of the heritage listed commercial hotel.**

As a commercial tower, the development would also promote the economic development of the Liverpool City Centre.

It is understood there have been numerous different development schemes developed for this site, by a number of different architects. Through this process of design investigation and evaluation, the design quality has evolved, consistent with the outcomes that design competitions seek to achieve.

The development was presented to Liverpool City Council's Design Excellence Panel on 28 September 2017 by Mosca Pserras Architects and on 14 June 2018 by Fender Katsalidis Architects. The development was deemed acceptable to the Design Excellence Panel at its meeting on 14 June.



The development is scheduled to be presented to Council's Design Excellence Panel for a third occasion on 13 September 2018.

On the basis of the above, Liverpool City Council therefore supports the applicants request to the Director General to waive the requirement for a Design Competition in this instance.

If you have questions or wish to discuss the application further, please do not hesitate to contact me.

Yours faithfully



Tim Moore
Director City Economy and Growth

