

9 September 2020

Built
Level 7, 343 George Street
Sydney NSW 2000

Attn Mr Barry Teeling, Development Manager

Dear Sir,

**RE: 52 Scott Street, Liverpool – Early Works Development Consent No. DA-906/2019
Section 4.55 (1A) Modification – Addendum to Heritage Impact Statement**

This addendum letter has been prepared for Liverpool City Council (Council) in support of a Section 4.55(1A) Modification Application to Development Consent DA-906/2019 for site preparation and early works at 52 Scott Street, Liverpool (the site) also known as Liverpool Civic Place.

Development Application DA-906/2019 was approved by the Sydney Western City Planning Panel on 29 June 2020. The development consent relates to demolition of all structures, select tree removal and bulk earthworks including shoring through the use of piles. **NBRS**ARCHITECTURE prepared a Heritage Impact Statement, dated 10 December 2019, as part of the development application package.

The detailed design, including the basement of the Liverpool Civic Place, will be the subject of separate, future, Stage 2 DA(s). Further heritage assessment on the detailed design will be carried out at that time.

Heritage Management Framework:

The wider development site includes the heritage item 199, the Memorial School of Arts, a building of local heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan (LEP) 2008*.

The subject site is also located in the vicinity of a number of items of local heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan (LEP) 2008* including:

Item ref no.	Description:	Address:
189	Plan of Town of Liverpool (early town centre street layout – Hoddle 1827)	Streets in the area bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways)
192	Boer War Memorial, including memorial to Private A.E Smith	Corner of Macquarie Street and Memorial Avenue (Macquarie Street public footpath adjacent to 297 Macquarie Street)
193	Macquarie Monument	Corner of Macquarie and Scott Streets (Macquarie Street public footpath adjacent to 296 Macquarie Street)

I94	Row of 3 palm trees	Macquarie Street median strip, opposite 306 Macquarie Street
I106	Residential building ("Del Rosa")	7 Speed Street
I109	Liverpool Fire Station	70–78 Terminus Street

Proposed Modifications:

1.0 Additional Basement Carparking

Following the determination of DA-906/2019, development partners Built Development Group and Liverpool City Council recognised there was additional demand for public car parking within Liverpool Civic Place project. In addition, the original excavation works did not consider excavation to accommodate future pad footings. As such, this has necessitated a Section 4.55(1A) Modification Application to seek consent for deeper excavation and associated structure to accommodate an additional half level of basement.

2.0 Additional Minor Demolition

This Modification Application also seeks consent for a minor extension of the demolition works to existing planters and ramps on the adjoining lot to the west (Lot 201 in DP 1224084 also owned by Liverpool City Council). The elements proposed to be demolished are not identified as heritage fabric.

Heritage Impact Assessment:

The proposed modifications, including additional basement excavation and additional minor demolition works, do not have any physical or visual impact on the heritage items in the vicinity of the site.

Conclusion:

The proposed modifications, including additional basement excavation and minor demolition works, do not have any physical or visual impact on the heritage items in the vicinity of the site.

For this reason, in heritage terms, Liverpool City Council should approve the proposed modifications.

Yours Faithfully,

NBRSARCHITECTURE.



Samantha Polkinghorne

Director