

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 8 March 2021, 3:10pm – 4:00pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-127 – Liverpool – DA-1080/2020 – 52 Scott Street, Liverpool – This DA constitutes the second detailed ‘Stage 2’ proposal following approval of the Concept Proposal and represents the second and third phase of the development. Specifically, the DA seeks approval for:

Construction and use of a 22 storey commercial office building, comprising:

- lower ground and upper ground retail floor space; and
- 19 commercial office levels.

Construction and use of a 9 storey co-living building, comprising:

- lower ground level retail floor space; and
- 8 co-living levels.

Construction of a 4 level basement, including:

- 150 parking spaces;
- motorcycle, bicycle parking spaces and end of trip facilities; and
- loading dock facilities;

Landscaping and public domain works including:

- a pocket park fronting Scott Street; and
- an east west through site link connecting George Lane to the central public plaza.

Extension and augmentation of services and infrastructure as required.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran and Sandra Hutton
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Louise Camenzuli: One of my Partners at Corrs Chambers Westgarth has advised the site owner or an affiliated entity of the site owner. As a Partner of the firm, I consider that this fact, while the relevant file is unrelated to the proposal being assessed, may result in a reasonably perceived conflict of interest.</p> <p>Peter Harle: As a Councillor on Liverpool City Council and as this is a Development Application by Liverpool City Council, I declare I have a significant interest and therefore will not be part of the assessment Panel.</p> <p>Wendy Waller: This DA is for council development and I am declaring a conflict of interest in this matter, as will all councilors at Liverpool City Council.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jane Field – Architectus Boris Santana and George Nehme – Liverpool City Council
OTHER	Mellissa Felipe & George Dojas– Panel Secretariat

KEY ISSUES DISCUSSED

- Particularly at ground level, a strong concept is required for the public spaces within the development as a catalyst to spur a new and vibrant street life in this part of Liverpool. Design excellence should start with the concept for those spaces and the relationship of the buildings to them. Relevant in that regard will be the quality of public pedestrian movement through the site, accessibility and legibility, to be assessed in terms of their achieving design excellence for all users. Three issues noted were:
 - How can the surrounding structures relate to laneway behind the student accommodation and the spaces affording access to Terminus street and are those spaces in their volume, design and detail of design excellence?
 - How can the design of adjacent retail spaces enliven and connect with the outdoor spaces including hopefully a contribution to the night time economy and casual surveillance into the public spaces at ground level?
 - What is the form, function, use and outcomes of the central passage between Scott and Terminus Streets, taking into account vehicular movement. How do they contribute to design excellence of that space?
- Notably, the design included significant design features which reduced the bulk of the proposed commercial component of the design. The panel inquired as to whether some architectural treatment or feature might be employed to emphasise that the public spaces are a focus of the development rather than sitting to the side of the main buildings. That issue might be raised for the attention of the Design Excellence Panel.
- The built form relationships as well as the proposed built form separations and treatments will no doubt receive close examination by the Design Excellence Panel with reference to the ADG standards and their intended purpose.
- In that regard, the Panel understands that the design team has foreshadowed that some reduction in the minimum setbacks may be proposed particularly between the proposed the student accommodation building and the commercial building. That issue might usefully be raised with the Design Excellence Panel for guidance.
- Assessment of the proposal against the requirements of the concept proposal will of course be required, as well as the public domain and landscape plan when it is finalised.

TENTATIVE PANEL MEETING DATE: N/A