

BRIEFING DETAILS

BRIEFING DATE / TIME	14 October 2019, 11.15am to 12:25pm Site inspection undertaken before briefing
LOCATION	Liverpool Library, Gold Room, 170 George Street, Liverpool

BRIEFING MATTER(S)

PPSSWC-24 – Liverpool City Council – DA262/2019 – 79 BATHURST STREET LIVERPOOL 2170 – Mixed Use Development

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle, Bruce McDonald, Stuart McDonald
APOLOGIES	Wendy Waller
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Nelson
OTHER	Boris Santana

KEY ISSUES DISCUSSED

Site isolation and co-ordination

- The Panel saw the relationship of the development site with the remaining undeveloped sites in the block as critical. Issues arising include the potential for site isolation, and whether the remaining development options for the adjoining sites are reasonable taking into account required setbacks and potential means of facilitating vehicular access to likely basement car parks.
- The Panel would like to see evidence that reasonable approaches have been made to either acquire the adjoining sites (noting the discussion concerning isolated sites in ???) or to devise a concept for development of the remaining sites within the block which would deliver a co-ordinated and integrated concept. The information provided should include some degree of communication with the neighbouring owners.
- In that regard the Panel would like to ensure that the adjoining owners' attention has been drawn to clause 4.4 of Liverpool LEP and the substantial increase in development potential that would flow from a site of around 1000 m2 being amalgamated into a development site with a total area exceeding 2,500 m2. It seems that a co-ordinated concept for the whole block might form the basis for extending the additional permitted density to the adjoining sites and improve the planning outcome for the subject DA.
- Having regard to that clause, the Panel raises as an issue whether the site can be said to deliver an ordered planning outcome for the DA site without these matters being properly addressed.

General planning issues

- The opportunity of providing a more efficient use of the ground floor of the building which presently sees approximately 30 % of the ground floor directed to heavy vehicle management. It may be that the loading dock should be diverted to the basement.
- The Panel questions whether the proposed commercial floorspace should be extended beyond the ground floor of the podium given the site's location within the Liverpool CBD.
- The driveway design and justification for street tree removal will need to be considered. If street trees are to be removed then a street planning plan should be developed which may involve moving the overhead cables underground and allowing for structural soils which would accommodate larger street trees.

TENTATIVE PANEL MEETING DATE: Not known