

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	10 February 2020, 11:30am and 12:15pm
<b>LOCATION</b>	Liverpool Library, Gold Room, 170 George Street, Liverpool

**BRIEFING MATTER(S)**

PPSSWC-30 – Liverpool City Council – DA-585/2019 – 40-46 Scott Street, Liverpool – Concept development application pursuant to section 4.22 of the Environmental Planning & Assessment Act for a new mixed use precinct known a Liverpool Civic Place.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Nicole Gurrán (Acting Chair) and Noni Ruker
<b>APOLOGIES</b>	Justin Doyle
<b>DECLARATIONS OF INTEREST</b>	<p>Louise Camenzuli: One of my Partners at Corrs Chambers Westgarth has an open file for the applicant of the above development proposal. 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>Wendy Waller: I am the Mayor of the council and it's a council DA.</p> <p>Peter Harle: This matter had come before council and I am Councillor.</p> <p>Susan Budd: I am employed by Local Government NSW (LGNSW). The applicant for the consent is Liverpool Council which is a member of LGNSW. In addition, a Councillor on is a member of the LSNSW Board.</p>

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Katrina Burley Associate Urban Planner & Geoff Kwok Urban Planner
<b>OTHER</b>	Mellissa Felipe

**KEY ISSUES DISCUSSED**

The Panel notes the transformational nature as a result of the development of these sites for the southern part of Liverpool and the importance of the project. In assessing the proposal it will be critical to articulate how design excellence has been demonstrated, as per the LEP requirement.

- The Panel notes the independent assessment of the proposed concept plan.
- Heritage implications - both the heritage item on site and heritage in the surrounding vicinity, need for further design guidance for building form and materials surrounding the arts building and park
- The amount and configuration of open spaces requires consideration and justification, recognising movement patterns to/from the various buildings, carparking areas, transport areas and through the site; and the need for open spaces for relaxation/gathering for office workers and to facilitate after hours and weekend activation. Consider active frontages to all public places and all streets having regard to daytime, evening and weekend use.

- The RTA land reservation
- The applicability of draft DCP 2008 Part 4 - Development of Liverpool City Centre to the site and proposal.
- Vehicle access points from Scott St / Terminus St; and impacts on the public realm. Level changes to be resolved to improve north-south and east-west pedestrian connectivity and to ameliorate/avoid the large retaining walls across the site; with pedestrian steps, sloping laneway etc. Connection between Scott Street and Terminus street between the two buildings should be achieved for vehicles and a generously wide walkway for pedestrians.
- The quality of through site pedestrian links, noting the level change to be ameliorated to increase north-south and east west pedestrian connections.
- Building separations (local controls) breached between two main building envelopes; need to justify in relation to view lines, solar amenity etc. and the proposed commercial uses
- Solar impacts considering in particular impacts on residential developments to the south. Increasing separation mid-block would increase sun access to residential sites to the south of the proposal.
- Floor plate and building depth non compliances; noting that the dark orange building envelop is noted as commercial premises as well as tourist and visitor accommodation/boarding house. These uses would usually require different building footprints, with the current concept footprints only suitable for commercial premises.
- Street frontage height non compliances with DCP control - need for strong justification or compliance.
- Consideration of street setback on Terminus St to improve pedestrian amenity; opportunity for street trees?
- Consider providing smaller plates on upper floors of buildings, investigate opportunity for higher heights of buildings to offset floor space loss?
- Note that GFA is proposed to be determined via future DAs
- Matter to return to Panel following next Design Excellence Panel consideration.

**TENTATIVE PANEL MEETING DATE: N/A**