



**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 14 April 2020 12 midday - 12:30pm and Thursday 16 April 9am – 2pm
<b>LOCATION</b>	Teleconference Call. Post meeting review by Noni Ruker

**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.

The Concept application seeks approval for various uses within proposed building envelopes. Specifically:

- A building envelope with a maximum height of RL 43.45 for the purpose of an information and education facility (public library) use and;
- A building envelope with a maximum height of RL 84.25 for the purpose of a public administration building use, and either (or a combination of) commercial premises or child-care centre uses and;
- A building envelope with a maximum height of RL 118.85 which will accommodate either (or a combination of) commercial premises, educational establishments, tourist and visitor accommodation or boarding house (student accommodation) uses and;
- A landscaping and public domain concept including the provision of a public through-site link running north to south through the site, connecting Scott Street to the north through to Terminus Street to the south; and
- A building envelope for a three-level shared basement car park across the entire site to accommodate parking for all future uses (approximately 413 spaces, to be determined as part of future detailed DAs) and accommodating a public car park to be owned by Council. The Sydney Western City Planning Panel has the function of determining the application

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair) and Nicole Gurran and Noni Ruker (post the meeting via email)
<b>APOLOGIES</b>	
<b>DECLARATIONS OF INTEREST</b>	<p>Wendy Waller: Mayor of the Council applicant.</p> <p>Ali Karnib: Deputy Mayor of applicant Council</p> <p>Peter Harle and Nathan Hagerty: Councillors of the Council applicant.</p> <p>Louise Camenzuli: A partner at her firm Corrs Chambers Westgarth has an open file for the applicant of the above development proposal. While the relevant file is unrelated to the proposal being assessed, this fact may result in a reasonably perceived conflict of interest.</p> <p>Susan Bud: 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 of Liverpool Council is a member of the LSNSW Board.</p>

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Katrina Burley Associate Urban Planner & Geoff Kwok Urban Planner from Architectus (Council's consultant planners)
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## KEY ISSUES DISCUSSED

- The panel considered the meeting notes from 10 February 2020. Discussion focussed on the changes made to the referral scheme supporting the proposal since that date, which primarily relate to the public domain areas, site access /permeability, and the library design.
- The Panel was advised that the RMS would allow new access from Terminus Street.
- The revised plans for the public domain and library envelope should enable greater pedestrian permeability through the site and particularly a better pedestrian link at grade from Scott Street. The panel was told that the DEP was generally positive about those changes, but it encouraged issues of equitable access to be considered early rather than tacking on a solution later.
- Changes had been made to the orientation of the Library, which will allow larger available public domain areas. Solar access into those areas was raised as an important consideration. Consultation with library staff had been encouraging of having a full basement level to provide a consolidated substantial area of usable space.
- The change in orientation of the library is an improvement that will allow for more public space and increased solar access.
- The commercial and Council building envelopes were largely unchanged.
- Discussion at the DEP meeting referred to the lack of a design competition for the project and suggestions were made as to how elements of competitive architectural input could be included in the design process. One possibility aired was the option of a condition of concept approval requiring a design competition for the public domain. Other options might also achieve the same intended result.
- Design competitions should be considered for each of the buildings, including external public domain areas around each building. The Concept design resolution of building envelopes and associated ground plane areas for each building are currently at a conceptual level. Building envelopes will most likely need to be modelled (cut into/reduced) as the final mix of uses, internal programming and movement patterns are resolved. Design competitions will ensure the design of building envelopes and public domain interface areas achieves a high level of integration and design excellence.
- Inconsistencies were noted in the setbacks proposed to Terminus Street which would have to be resolved allowing for future widening and public embellishment of Terminus Street.
- Setbacks, connections, and through links would need careful consideration to ensure that the Terminus Street presentation was meaningful from a public domain perspective. The driveway entry and ramp should not be located adjacent to the public plaza.
- The Terminus Street plaza works to resolve the level differences on the site and to provide separation between a commercial plaza; Terminus Street, and the more civic focused public domain area; Scott Street and around the library. It is important that each of these two areas has physical and visual access to the interiors of adjacent buildings. The way the edges of the buildings interact with these external spaces is important to the success of these spaces: items for further design consideration could include:
  - Double height ground floor spaces onto public open spaces and streets.
  - Foyer areas facing onto public open spaces and streets.
  - Avoiding level changes between public spaces and internal building spaces.
  - Avoiding service areas, ramps, driveways alongside public open spaces and streets.

- Ensuring there is a transition from the external space to inside. Areas of high pedestrian movement may require covered outdoor areas adjacent to entries.
  - Consider the size, configuration and layout of uses in the internal and external spaces it ensure they match the level of activity and movement patterns and achieve functional and beautiful spaces.
  - The Terminus and Terminus Street Plaza building frontages required much greater activation (seek to achieve 70% for Terminus Street and 85% for the Plaza).
  - The two void spaces located on either side of the Council lobby require further resolution. Consideration for locating both spaces within the building associated with a staircase or other circulation space ie. lift lobby, could allow the voids to be a more logical extension of visual and physical permeability.
- It is queried as to whether there is sufficient parking on site for such a large and varied development and whether there is public benefit in increasing carparking on the site.
  - A query was raised as to whether provisions to ensure that important design and public domain principles or elements elements shown in the referral scheme could be incorporated in a concept approval. It was suggested that care be taken in the assessment to identify which aspects of the referral scheme may need to be captured in any conditions of approval relating to the more detailed design process for the project.
  - The Applicant reports it is well progressed to submit a final concept proposal in coming weeks for review by Architectus following which a further briefing will be presented for determination.
  - In the context of the conflicts of interest declared, an alternate member will be required on the panel to complete a quorum. An alternate member with an urban design background would assist, noting that Alternate Panel Member Noni Ruker had participated in a previous briefing. The briefing materials and this briefing note will be forwarded to Ms Ruker who is an experienced strategic designer for comment. Any additional feedback from Ms Ruker will be passed on to the Applicant for consideration.

**TENTATIVE PANEL MEETING DATE:** Not set