

DA-585/2019 Liverpool Civic Place Preliminary Response to Draft Conditions

Draft Condition	Proponent's response
A. General Conditions	
<p>4. Public Domain and Landscaping – Design Excellence Prior to the determination of any Detailed DA subject to this Concept Approval, a detailed Public Domain and Landscape Plan must be prepared by a suitably qualified AILA Registered Landscape Architect or Urban Designer, in accordance with the requirements of this condition.</p> <p>The Public Domain and Landscape Plan is to undertake a design review process to ensure Design Excellence of the public domain is achievable in accordance with Clause 7.5 of Liverpool Local Environmental Plan 2008. A minimum of two (2) design review workshops, facilitated by the nominated chair of the Design Excellence Panel, are to be held with the applicant and a Public Domain Design Panel, consisting of:</p> <ul style="list-style-type: none"> • The Design Excellence Panel (including the GANSW representative and a minimum of two additional members including a suitably qualified landscape architect and urban designer); • Representatives of Liverpool City Council's City Design and Public Domain team; and • Other relevant technical officers of Liverpool City Council including, but not limited to, Heritage, Traffic, Public Art, Community Planning, Indigenous Culture and Heritage, and Community Development. <p>Recommendations made by the Public Domain Design Panel through this process are to be appropriately addressed prior to endorsement of the Public Domain Plan.</p> <p>Evidence is to be provided to Liverpool City Council's Manager Development Assessment and Manager City Design and Public Domain that satisfactorily demonstrates the Public Domain Plan has been endorsed by the Public Domain Design Panel prior to the determination of any future Detailed DA subject to this Concept Approval.</p>	<p>Amended Condition Request</p> <ul style="list-style-type: none"> • The current drafting presents a staging discrepancy, as there is public domain located within Site B (Built) that is not being designed as part of the impending Site A DA (Council). • It is requested that this condition is amended to reflect, '<i>prior to the determination of the relevant Detailed DA</i>'. In effect, this would mean that Built do not need to finalise a detailed design for the Site B public domain elements before Council's Site A Detailed DA is approved. • Notwithstanding this, the amendment would also subject Built to a minimum of two (2) design review workshops with the Public Domain Design Panel through the Site B Detailed DA process.

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<p>5. The Public Domain and Landscape Plan is to:</p> <ul style="list-style-type: none"> a) Identify any landscape constraints, including (but not limited to) setbacks, existing street trees, landscape features, screening / buffer requirements b) Include public domain design guidelines that are to be implemented across the subject site c) Identify the location of public domain areas within the site, providing detail on their role, character and extent d) Set aspirations and principles for each public domain area in order to achieve Design Excellence in accordance with Clause 7.5 of Liverpool Local Environmental Plan 2008 e) Identify the location of trees, planters, water sensitive urban design treatments, deep soil and direct sunlight to public domain areas f) Detail design principles for roof terraces, including (but not limited to) how planting, deep soil, access and shade would be implemented g) Identify any intended design elements such as green roofs and walls, water sensitive landscape design treatments and sustainability targets h) Quantify and illustrate compliance with the relevant landscape provisions of the Liverpool Development Control Plan 2008 and Liverpool City Centre Public Domain Master Plan i) Demonstrate how the public domain areas will relate to proposed future built form within site, including consideration of pedestrian movements to and between buildings within the site 	<p>Deleted Condition Request</p> <ul style="list-style-type: none"> • Condition 5h) is not a reasonable Concept DA condition as it does not recognise that a superior public domain design can emerge that varies the provisions of the Liverpool Development Control Plan 2008 and Liverpool City Centre Public Domain Master Plan. • The condition is sought to be deleted to allow flexibility for alternate design solution to emerge, should it be supported by the Public Domain Design Panel. • In addition, a full assessment against the relevant landscape provisions of the Liverpool Development Control Plan 2008 and Liverpool City Centre Public Domain Master Plan is a matter for future the Stage 2 DA assessments, not the illustrative Public Domain Plans.
<p>6. All future detailed Development Applications subject to this Concept approval will also need to demonstrate consistency with the endorsed Public Domain and Landscape Plan.</p>	<p>Deleted Condition Request</p> <ul style="list-style-type: none"> • This infers that a Public Domain and Landscaping Plan must be developed for the <u>whole site</u> not in two stages reflecting the DA program. Refer to discussion under Condition 4. • For absolute clarity, the Proponent is not disputing the requirement for a detailed public domain plan to be prepared and endorsed by the Public Domain Design Panel. However, the public domain plan should be submitted in two stages reflecting the proposed scope of the Site A and Site B public domain works in the relevant Stage 2 DAs.

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B. Conditions to be satisfied prior to the submission of future development applications	
<p>9. Traffic Conditions A revised Traffic Impact Assessment (TIA) report is to be submitted to Council for endorsement prior to the submission of any future development applications. The revised TIA is to include the following:</p> <ul style="list-style-type: none"> • Updated SIDRA analysis using traffic generation rates in the TfNSW Guide (1.6 and 1.2 vehicular trips per hour per 100m2 GFA during the morning and afternoon peak period, respectively) for the 'Developer Buildings' component, at the minimum, to understand the traffic impact of the development under an alternative scenario. • Revised vehicular access arrangement – The revised Traffic Impact Assessment (TIA) report is to outline the agreed revised access arrangement from Terminus Street and Scott Street addressing all the requirements contained in the letter from TfNSW to Council. • Revised Traffic Generation Potential and Assessment of the traffic impact on the adjoining local road network. • Provide further information regarding the allocation of car parking spaces to the various land uses, including adequate provisions for bicycle and motorcycle parking in the revised TIA. 	<p>Deleted Condition Request</p> <ul style="list-style-type: none"> • Condition 9 calls for a Traffic Impact Assessment to be prepared following the determination of the DA/585/2019 Concept DA. This condition does not acknowledge that an Updated Traffic Impact Assessment was prepared by PTC and submitted to Council and Architectus on 6 May 2020. • The TIA concluded that the Concept Proposal was appropriate from a traffic generation, access and parking perspective, subject to an assessment of the detailed designs within subsequent Stage 2 DA's. • The requirements referenced in draft Condition 9 will be form part of the TIA's accompanying future Stage 2 DA's for Site A and Site B and as such, this condition is not required to form part of the Concept DA consent.
<p>10. The development is to include 413 car parking spaces including 11 accessible parking spaces, as well as 250 bicycle and 22 motorcycle parking spaces. A drawing showing this arrangement is to be provided to Council for review prior to the lodgement of any future Detailed DA subject to this concept DA approval.</p>	<p>Deleted Condition Request</p> <ul style="list-style-type: none"> • Detailed basement plans will be submitted as part of the Site A and Site B detailed DA's that accord with the rates set out in the Liverpool LEP 2008 and Liverpool DCP 2008. These numbers are very specific and the wording may not provide the required flexibility.
Conditions to be satisfied in future Development Applications	
<p>13. Public Domain and Landscaping – Design Excellence All future detailed Development Applications subject to this Concept Approval are to demonstrate consistency with an endorsed Public Domain Plan, detailed in Conditions 4 and 5.</p>	<p>Deleted Condition Request</p> <ul style="list-style-type: none"> • This infers that a Public Domain and Landscaping Plan must be developed for the <u>whole site</u> not in two stages reflecting the DA program. Refer to discussion under Condition 4. • For absolute clarity, the Proponent is not disputing the requirement for a detailed public domain plan to be prepared and endorsed by the Public Domain Design Panel. However, the public domain plan should be submitted in stages reflecting the proposed scope of the Site A and Site B public domain works in the relevant Stage 2 DAs.

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24.	The drawings must be certified by a qualified independent traffic engineer and are to comply with the requirements of the DCP and Australian Standards in relation to the Terminus Street access.	Amended Condition Request <ul style="list-style-type: none">• Seek to delete the word 'independent' to avoid confusion. It is understood this would refer to the Traffic Engineer engaged on future Stage 2 DA's.