

29 July 2020

Mr Geoff Kwok  
Urban Planner  
Architectus  
L18, 19 Martin Place  
Sydney NSW 2000

Dear Geoff,

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

This letter is submitted to Liverpool City Council (Council) and Architectus as the assessment authority on behalf of the Applicant, Built Development Group (Built). It is prepared in response to the correspondence from Architectus dated 22 July 2020, containing the Design Excellence Panel's draft conditions of consent in relation to the Liverpool Civic Place Concept DA (DA-585/2019). We appreciate the release of these conditions for the Built's consideration prior to the determination of the Concept DA.

Built supports the development of a detailed Public Domain Plan, informed by the design considerations contained within the DEP's public domain conditions. However, it is not practical to accept a condition requiring a minimum of two (2) design review workshops, facilitated by the nominated chair of the Design Excellence Panel, to be held with the applicant and a Public Domain Design Panel, **prior to the submission of any future detailed Development Application.**

The Concept DA was lodged in September 2019 and Built has engaged in an early and meaningful consultation program with Council, Architectus and the Design Excellence Panel since the project's inception in 2016. This has included the following key engagement sessions:

- 29 November 2018 (DEP and Council)
- 21 June 2019 – Pre DA Meeting 1 (Architectus and Council)
- 9 September 2019 – Pre DA Meeting 2 (Architectus and Council)
- 26 November 2019 – DEP Meeting 1 (DEP, Architectus and Council)
- 17 March 2020 – DEP Meeting 2 (DEP, Architectus and Council)

The latest Concept Plans were submitted to Architectus twelve weeks ago (6 May 2020) and they included amendments to address the design principles and feedback presented from the DEP. In this regard, Built has been highly responsive to the DEP's feedback and remain committed to ensuring the proposal achieves design excellence. Given the extent of consultation that has been undertaken with the DEP to date and the amendments made in response to the DEP's feedback, there is no practical reason why Built should be conditioned to meet with a new Public Domain Design Panel at least twice prior to the lodgement of any Stage 2 DA.

As noted above, the latest Concept Plans were submitted to Architectus on 6 May and the DEP's conditions were received 11 weeks later (almost 3 months) which has caused significant delay to the project program. The current DEP conditions present further risk to the program as there is no certainty on the ability to lodge a Stage 2 DA before 2021. This is not considered reasonable in the context of an extensive Concept DA process extending over 10 months (not including pre lodgement consultation). Further, it is not in keeping with the State Governments Planning System Acceleration Program, that encourages city shaping developments of this cost and scale being delivered on program to support the industry and broader economic recovery.

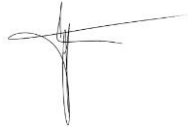
Notwithstanding the above, it is through the submission of a Stage 2 DA and its assessment process that Built would be pleased to meet with a Public Domain Design Panel to demonstrate how the detailed design has responded to the design considerations currently contained in the draft conditions.

We trust the contents of this letter will assist Architectus in finalising a consolidated set of draft conditions where we welcome the opportunity to provide further comment. Please do not hesitate to contact me on 0413 307 898 or [lfeltis@ethosurban.com](mailto:lfeltis@ethosurban.com) should you have any further queries.

Yours sincerely,



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