

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 17 March 2025, 9:30am to 10:00am
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-512 – Liverpool – DA-565/2024 – 134 Terminus Street, Liverpool - Concept Development Application for the Construction of a 34 Storey Mixed Use Building, Comprising of Ground Floor Commercial/Information & Educational Facility, a Child Care Centre, 118 Hotel Suites, 190 Residential Apartments, and Four (4) Levels of Basement Parking.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ned Mannoun
APOLOGIES	Peter Ristevski
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emily Lawson, Nabil Alaeddine, Thomas Wheeler
APPLICANT	The applicant declined to attend
PLANNING PANELS SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSED

Council representatives raised the following issues:

- The subject land is within Area 8 of the Floor Space Ratio Map, such that Clause 7.5A of Liverpool LEP applies to permit additional height and FSR where certain pre-requisites are met.
- In particular, the clause only applies if the land on which the development is to be carried out has a lot size exceeding 1500m². Council is concerned that Lot consolidation may not be proposed, with each of the lots being less than 1500sqm.
- However, Council also advised that the basement carpark of the new tower is proposed to be excavated under the heritage item. The Panel does not see how that could be possible unless consolidation of the lots is proposed. A simple solution might be to require consolidation of the titles as a condition of development consent. In any event Council advised it may seek legal advice on the issue, if necessary.
- Integration of the heritage item needs further consideration. In particular, the distance from the proposed new building needs to be clarified. The Design Excellence Panel did not support the way in which the heritage item is to be integrated into the site. The development will result in a large building next to the cottage for which the impacts need to be better understood, such as view corridors,

shadowing etc and a basement will run entirely under the heritage item, which will also impact on tree plantings.

- The Panel observed that as the concept plan only sought approval for an envelope, it may be that final resolution of potentially contentious design matters can be left to DA stage if they do not necessarily impact on the aspects of the building for which concept approval is sought.
- At this stage, no geotechnical or arboreal assessments have been undertaken to determine if the proposed basement is feasible, noting the proposed basement will run underneath trees on the heritage item site. Further, without some detail of the design elements for the proposed building (noting that this is an application for concept approval), Council expects it will be difficult to understand the potential impacts of the proposed development on the heritage item. Some further work needs to be done to allow a more detailed assessment of these issues. The Panel suggested that one potential resolution is to fix principles of heritage protection that must be adhered to as conditions of any concept approval.
- RLs for the proposed building will also need to be clarified, along with the provision of a more detailed shadow analysis showing the potential shadow impacts on adjacent and nearby buildings.
- An RFI is proposed to be issued this week, outlining the above issues in more detail and the Applicant will be asked to provide further information in response.
- One submission was received on the application during exhibition.

The Applicant elected not to attend the Briefing Meeting.

TENTATIVE DETERMINATION DATE SCHEDULED FOR NO LATER THAN 13 AUGUST 2025.