

DATE OF DEFERRAL	17 December 2025
DATE OF BRIEFING	11 December 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ellie Robertson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 4 December 2025.

MATTER DEFERRED

PPSSWC-559 – Liverpool – DA-585/2019/C – 52 Scott Street, Liverpool - The proposed modification seeks amendments to the approved building envelope in place for Phase B of Liverpool Civic Place to facilitate the provision of a university and life science building on the site with a floor plate commensurate with such uses. No change is proposed to the approved or anticipated land uses, maximum height, maximum floor space, or any other parameters of Development Consent DA-585/2019.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The proposed modification is to extend the approved Phase B tower building footprint / envelope on its southern and eastern sides, and to amend the approved plans in Condition 1 of the consent to refer to the revised architectural plans. No change is proposed to the approved land uses, gross floor area, building height, basement parking or public domain.

To the South

The modification seeks to extend the Phase B building tower envelope south by 2.1m to the Terminus Street boundary, which reduces the separation distance to 20m to the property on the opposite side of Terminus Street to the south. The Panel agrees with the Assessment Report that this achieves sufficient separation of the Phase B building tower from the property on the other side of Terminus St.

To the East

The proposed extension of the Phase B tower building by 1.952m to the east is a relatively minor extension which does not isolate properties to the east. The Panel is satisfied that there is still sufficient capacity for future medium to high rise development to the east across George Lane in compliance with relevant building separation controls. The property adjacent to the east of the site has street frontage widths of approximately 11m to Scott Street and 25m to Terminus Street and currently contains a two-storey commercial building. The Assessment Report notes that the adjacent property is not of sufficient size to be developed for medium to high rise development itself.

The Panel is otherwise satisfied that the proposed modification would not have any significant environmental, social or economic impact and that the site is considered suitable for the proposed modification, approval of which is in the public interest.

CONDITIONS

The Panel is satisfied that the modification application should be approved subject to the conditions in the council assessment report. A request was made by Beam Planning (by letter dated 4 December 2025) on

behalf of the proponent to delete condition 35, relating to the provision of an Urban Design Study, which it considered was not required in view of the simultaneous grant of development consent to DA/243/2025. While the Council agreed that the relevant Study had been prepared as part of the determination of DA/243/2025, Council's position was that the condition should nonetheless still be imposed as the preparation of the Study is still a condition to the grant of the present development consent. The Panel agreed.

However, final determination of the DA is to be deferred pending resolution of the outstanding matter set out in the Deferral Record of PPSSWC-561 and the Panel notes its direction as to timeframe for the proponent's response in that Deferral Record. The Panel is of the view that the two DAs should be determined concurrently to ensure that there is consistency in the form of the final determinations and associated conditions.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	 Ellie Robertson

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-559 – Liverpool – DA-585/2019/C
2	PROPOSED DEVELOPMENT	The proposed modification seeks amendments to the approved building envelope in place for Phase B of Liverpool Civic Place to facilitate the provision of a university and life science building on the site with a floor plate commensurate with such uses. No change is proposed to the approved or anticipated land uses, maximum height, maximum floor space, or any other parameters of Development Consent DA-585/2019.
3	STREET ADDRESS	52 Scott Street, Liverpool
4	APPLICANT/OWNER	Applicant: Built Capital Group Pty Limited Owner: Liverpool City Council
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Liverpool Local Environmental Plan 2008 - Draft environmental planning instruments: Nil - Development control plans: - Liverpool Development Control Plan 2008 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 27 November 2025 - Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Council Briefing: 11 December 2025 <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ellie Robertson <u>Council assessment staff obo independent consultants APP</u>: Ben Paterson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report