

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 8 February 2021, 12:51pm - 2:10pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-74 – Liverpool – DA-285/2020 – 431 Macquarie Street, Liverpool – Demolition of all existing site features;

- A new stepped 26-17-4 storey tower comprising a total gross floor area (GFA) of 50,384m² made up of:
 - 11,098m² of retail / business floor area for future cafes, restaurants, shops and a Community Civic Art Centre;
 - 38,463m² of commercial (office premise) floor area;
 - 340m² internal community leasable space; and
 - 483m² ground level lobby.
- A new publicly accessible civic plaza from Short Street; and
- Five (5) basement levels of parking and loading areas for service and waste vehicles with access from Short Street, inclusive of 425 parking spaces and loading areas.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Peter Harle and Wendy Waller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Boris Santana, George Nehme and Lina Kakish
OTHER	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

- This concept plan proposes a 26 storey mixed use development with a proposed 9.3:1 FSR which is below the permissible Maximum of 10:1 (allowing for bonuses), notably including a proposed civic plaza at its ground level. Its scale and gateway location make it a key site to achieving success in urban design for this end of Macquarie Street.
- Two substantial issues of concern arose in the Panel’s discussion in relation to over shadowing and the contribution to place making, noting the essential requirements in that regard to achieve the FSR bonus for the site.
- The proposed FSR relies upon clause 7.5A which requires the provision of one of a selection of various public facilities. The applicant now proposes the ground level publicly accessible “civic plaza” to satisfy that statutory requirement. The Panel would need to be convinced that facility meets the LEP test.

Essential to success in that regard would be a meaningful public domain design for the termination of the service way on the opposite side of Short Street (potentially involving public art for example and pedestrian friendly traffic design features). If there is no demand for the Community Civic Art Centre, that should still leave open an approach to the uses for and treatment of that location that acknowledges its important prominent location.

- It would seem essential that involvement of the Council's available public domain team at the concept and design stage occur.
- Overshadowing of the "Skyhouse" development to the south across Macquarie Avenue was discussed as a significant issue. The Applicant has submitted advice that a reduction in solar access of neighbouring developments was acceptable. The Panel would be assisted by a response from the DEP as to how that issue was considered in its assessment of the design excellence of the proposed building and whether any modification of the proposed form is required.
- The Panel understands that new information and modelling has emerged from recent litigation concerning the nearby "Kingdom Towers" site. That information might be made available to the DEP to assist in that regard.

TENTATIVE PANEL MEETING DATE: N/A