

Item Number:	Electronic determination
Application Number:	DA-21/2025
Proposed Development:	Stratum subdivision of the site to create the following stratum lots: - Lot 1: Council stratum lot; - Lot 2: Developer hotel stratum; and - Lot 3: Developer commercial stratum lot
Property Address	40-52 Scott Street, Liverpool
Legal Description:	Lot 1 in DP 1293937
Applicant:	Built Development Group Pty Ltd
Land Owner:	Liverpool City Council
Cost of Works:	\$0
Recommendation:	Approval, subject to conditions of consent
Assessing Officer:	Georgia Quinn – Patch Planning

1. EXECUTIVE SUMMARY

A Development Application (DA-21/2025) has been submitted to Council, seeking development consent for a three-lot stratum subdivision of the Civic Place development at 40-52 Scott Street, Liverpool.

The proposed subdivision includes three stratum lots; consisting of Lot 1: Council stratum lot, Lot 2: Developer hotel stratum lot, and Lot 3: Developer commercial stratum lot. The proposed subdivision seeks to define the separate components of the Civic Place development, in line with the respective purposes and administrative control functions.

The site is zoned MU1 Mixed Use pursuant to Liverpool Local Environmental Plan 2008 (LLEP 2008). The proposed stratum subdivision would not alter the approved uses across the site and no physical works are proposed as part of this application.

The proposed subdivision boundaries keep the Phase A and Phase B elements separated, with Phase A contained to Lot 1 (i.e. the Council stratum lot) and Phase B being split between Lot 2 and Lot 3 (i.e. the Developer hotel and commercial stratum lots). Phase A has been constructed and is now operational, pursuant to DA-836/2020 and subsequent modifications. Phase B benefits from an approval for a hotel and a commercial office tower, pursuant to DA-1080/2020. This consent has not yet been activated. The proposed Lot 2 encompasses the approved hotel building, whilst the commercial office tower is within Lot 3.

The proposed development is consistent with the relevant objectives and development standards of the LLEP 2008 and the provisions of the Liverpool Development Control Plan 2008 (LDGP 2008).

The DA was notified between 23 January 2025 and 28 February 2025 in accordance with Liverpool Community Participation Plan 2022. No submissions were received during this notification period.

The application is referred to the Liverpool Local Planning Panel (LLPP) in accordance with the *Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents*, endorsed by the Minister for Planning and Public Spaces on 6 March 2024 as the development falls in the category of:

SCHEDULE 2

Conflict of Interest

Development for which the applicant or land owner is:
(a) the council,

The site is owned by Liverpool City Council and is therefore required to be determined by the LLPP.

The application has been assessed pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). Based on the below assessment, it is recommended that the application be approved, subject to the imposition of conditions as set out in Attachment 1.

2. SITE DESCRIPTION AND LOCALITY

2.1 The site

The site is irregular in shape and comprises one lot legally described as Lot 1 in DP 1293937. The site has a total area of 9,189.5sqm and has three primary road frontages; Scott Street to the north, George Lane to the east, and Terminus Street to the south. The north-western side boundary also extends along Macquarie Street.

The site is known as “Civic Place” and has been subject to numerous approvals and construction in recent years associated with its renewal. The intended outcome for Civic Place includes two main components, contained within Phase A and Phase B. Phase A is already constructed, and accommodates the new Liverpool Council offices, commercial offices, and public library, pursuant to DA-836/2020. The development of Phase B, however, has not yet commenced, notwithstanding the detailed approval for a hotel and commercial office tower granted pursuant to DA-1080/2020.

Refer to Figure 1 below for a site aerial, and Figure – Figure for recent site photographs.

The site is located within the southern end of Liverpool City Centre, within the Liverpool Local Government Area (LGA). The landowner of the site is Liverpool City Council (Council).

Currently, the site contains the following development:

- Completed Phase A development, consisting of:
 - A 6-storey information and education facility (public library);

- A 14-storey mixed use building, comprising a public administration building (occupied by Council), commercial office floor space, retail floor space, and a child care centre;
- A 4-level basement carpark; and
- Landscaping and public domain.
- Phase B contains an existing two-storey retail building with an adjoining carpark at the rear. The recent development approval (ref. DA-1080/2020) for Phase B has not yet been activated.

The site slopes to the north with a gradient of approximately 3.5m from the Terminus Street frontage to the Scott Street frontage.



Figure 1: Site Aerial (Source: Ethos Urban).



Figure 2: View of the site from Scott Street, with Phase A in the centre and right of image, and Phase B to the left of image (Source: Patch Planning).



Figure 3: View of the site from Scott Street, with Phase A to the right of image, and Phase B to the left of image (Source: Patch Planning).

2.2 The locality

The site is located within the southern end of Liverpool City Centre, approximately 300m south-west of Liverpool Railway Station. Georges River LGA is located adjacent to Liverpool Station and marks the eastern boundary of the Liverpool City Centre.

To the west of the site, at 300 Macquarie Street, is a nine-storey mixed use building. Retail and commercial buildings of predominantly two to three-storeys in height are located to the north of the site, transitioning to higher densities in the Liverpool civic and retail centre (bound by Macquarie Street and George Street). Westfield and Western Sydney University Liverpool Campus are located approximately 550m north of the site.

To the south, opposite Terminus Street, is the Telstra Exchange building that has a height of approximately four-storeys. There are various retail stores along Terminus Street, with residential flat buildings located further south.

Low density residential development is located further south and west of the site.



Figure 4: Site context aerial (Source: MetroMap, modified by Patch Planning).

3. SITE AND APPLICATION HISTORY

3.1 Application History

The development application was lodged on 16 January 2025. A chronology of the development application since lodgement is outlined below:

Date	Event
23 January 2025	Exhibition of the application commenced
23 January 2025	DA referred to internal and external agencies

Date	Event
5 February 2025	Endeavour Energy provide referral response, supporting application
12 February 2025	Land development engineering provide referral response, supporting application subject to conditions
12 February 2025	Fire safety engineering provide referral response, requesting additional information be submitted
18 February 2025	Traffic and transport provide referral response, supporting application subject to conditions
21 February 2025	Property services provide referral response, supporting application subject to conditions
21 February 2025	Request for Information (RFI) issued to applicant, regarding proposed draft subdivision plans, BCA compliance, and implementation of proposed subdivision
28 February 2025	Exhibition of the application concluded
4 March 2025	Additional information provided by the applicant. The additional documentation included: • Updated draft subdivision plans; • A BCA Report; and • Explanation regarding the sequencing of proposed stratum subdivision.
13 March 2025	Request for further information issued to applicant, regarding outstanding updates required to the proposed draft subdivision plans. It is acknowledged that the applicant's explanation regarding the sequencing of proposed stratum subdivision is discussed further in Section 6.7 of this report.
17 March 2025	Fire safety engineering provide updated referral response, following the applicant's submission of a BCA report
20 March 2025	Additional information provided by the applicant. The additional documentation included: • Updated draft subdivision plans, amending the proposal from a four-lot to a three-lot stratum subdivision
20 March 2025	Request for further information issued to applicant, regarding outstanding updates required to the proposed draft subdivision plans.
21 March 2025	Fire safety engineering provide updated referral response, following the applicant's submission of amended plans, from a four to a three lot subdivision
21 March 2025	Additional information provided by the applicant. The additional documentation included: • Updated draft subdivision plans
26 March 2025	Additional information provided by the applicant. The additional documentation included: • Fire Engineering Letter

Date	Event
27 March 2025	Fire safety engineering provide updated referral response, following the applicant's submission of a Fire Engineering Letter.

3.2 Relevant Site History

Various development approvals and modifications have been issued to date in relation to the Civic Place site. The most relevant applications are listed below:

DA Ref.	Development Phase	Summary of Development	Determination Date	Status
DA-585/2019	Phase A and B	Concept DA for Phase A (consisting of two building envelopes), and Phase B (one building envelope)	15 September 2020	Approved (and amended via DA-72/2024)
DA-836/2020	Phase A	Phase A detailed DA	28 August 2021	Constructed and operational
DA-836/2020/B	Phase A	Removal of the 5 th level of the basement	25 October 2021	Activated
DA-1080/2020	Phase B	Phase B detailed DA	5 May 2022	Consent not yet activated
DA-72/2024	Phase B	Amending Concept DA to modify the Phase B building envelope and include additional permitted uses (residential flat buildings, shop top housing, and co-living housing)	26 November 2024	Approved
SSD-62367962	Phase B	SSDA for a build-to-rent development within Phase B	Not yet determined	

4. DETAILS OF THE PROPOSAL

The subject development application (DA) seeks consent for a three-lot stratum subdivision of the site, as follows:

- Lot 1: Council stratum lot;
- Lot 2: Developer hotel stratum lot; and
- Lot 3: Developer commercial stratum lot.

Excerpts of the proposed subdivision layout are provided at Figure and Figure below.

The subdivision is sought to rationalise the lot layout to accurately define the separate components of Civic Place, in accordance with the Project Development Agreement (PDA)

executed between Council and Built Development Group (Built). The intent of the subdivision is to logically separate the different components of the approved developments to reflect their purpose and administrative control. No physical works or changes to existing easements are proposed as part of this application.

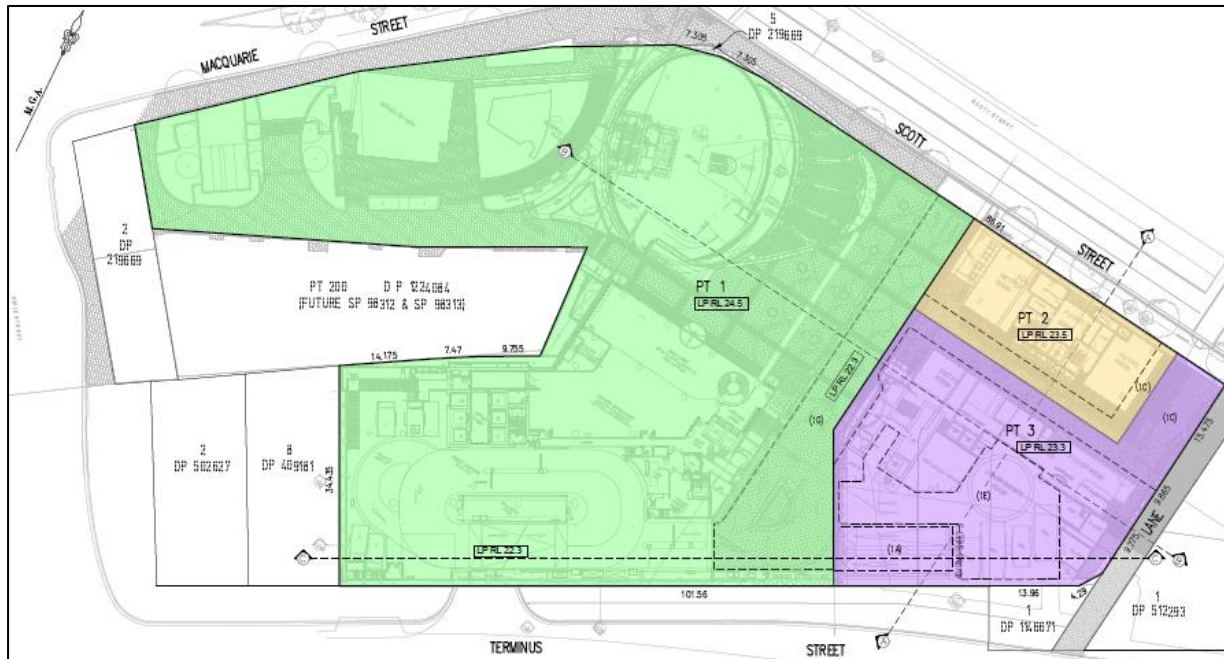


Figure 5: Proposed lower ground level subdivision layout plan (Source: David John Carrey).

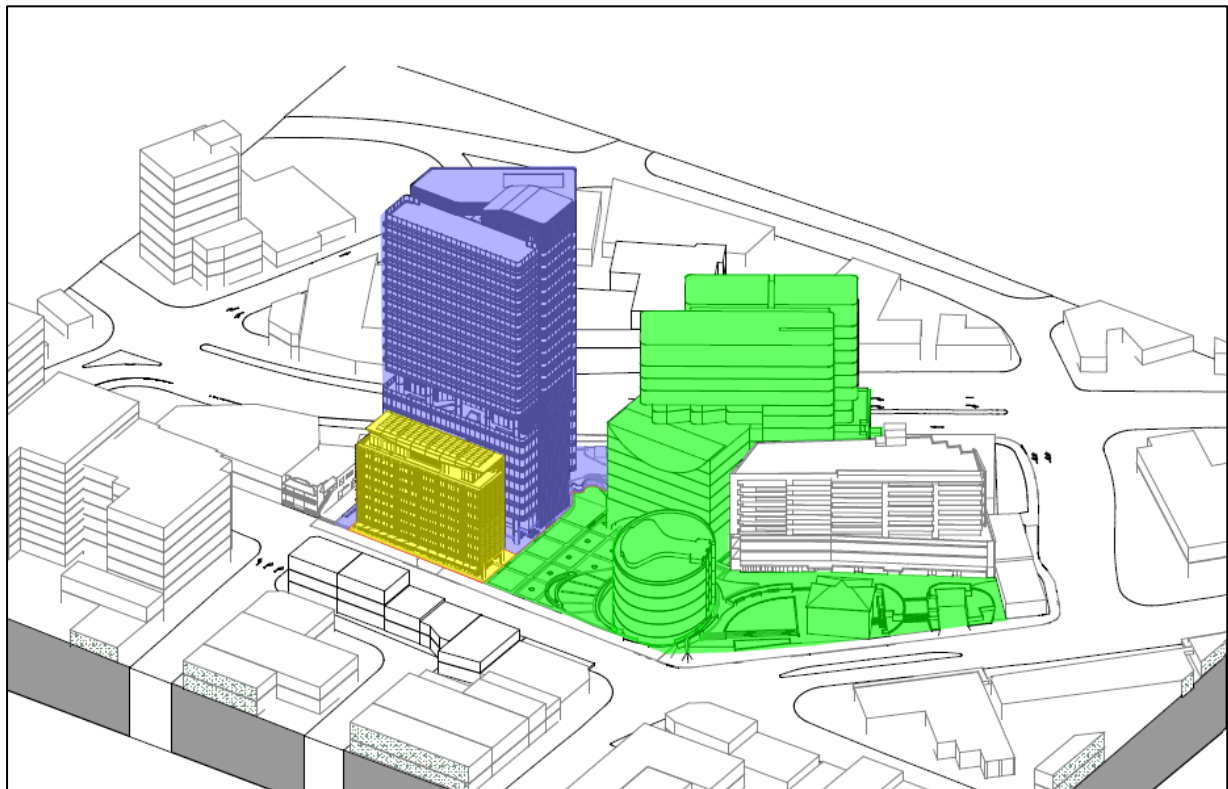


Figure 6: Proposed subdivision layout – 3D Isometric Model (Source: Built).

5. STATUTORY CONSIDERATIONS

5.1 Relevant matters for consideration

The relevant legislation/planning instruments/policies/controls applicable to the proposed development are as follows:

Environmental Planning Instruments (EPI's)

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Liverpool Local Environmental Plan 2008.*

Development Control Plan

- Liverpool Development Control Plan 2008;
 - Part 1: General Controls for All Development; Chapter 21 Subdivision of land.

6. ASSESSMENT

The development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2021* as follows:

6.1 Section 4.15(1)(a)(i) Any Environmental Planning Instrument

(a) State Environmental Planning Policy (Resilience and Hazards) 2021

The provisions of Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (RH SEPP) have been considered in the assessment of this application. Section 4.6 of the RH SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, whether it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

Site contamination and remediation measures were considered as part of the early works and site preparation DA (DA-906/2019), and the original concept DA (DA-585/2019). The concept DA assessment (DA-585/2019) concluded that the provisions of Chapter 4 of the R&H SEPP were adequately addressed by virtue of the conclusions of the preliminary Site Investigation Report.

This stratum subdivision application does not propose any physical works and relates to an already approved development (and for Phase A, constructed). Therefore, no further consideration of the R&H SEPP is necessary.

(b) State Environmental Planning Policy (Biodiversity and Conservation) 2021

The site is located within the Georges River Catchment, therefore the provisions prescribed in Chapter 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (BC SEPP) apply.

This stratum subdivision application does not propose any physical works and relates to an already approved development (and for Phase A, constructed). No further consideration of the BC SEPP is therefore required, noting the relevant detailed assessments of water quality and aquatic ecology were undertaken as part of the assessments for Phase A (DA-836/2020 and subsequent modifications) and Phase B (DA-1080/2020).

(c) State Environmental Planning Policy (Transport and Infrastructure) 2021

The site has a frontage to Terminus Street, which is a classified road, therefore the provisions of Clauses 2.119 and 2.122 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP) have been considered.

This stratum subdivision application does not propose any physical works and relates to an already approved development (and for Phase A, constructed). No further consideration of the TI SEPP is therefore required, noting the relevant detailed assessments of road operations and vehicular access were undertaken as part of the assessments for Phase A (DA-836/2020 and subsequent modifications) and Phase B (DA-1080/2020).

(d) Liverpool Local Environmental Plan 2008 (LLEP 2008)

(i) Zoning

The subject site is zoned MU1 Mixed Use, pursuant to the LLEP 2008 (refer to Figure 7).

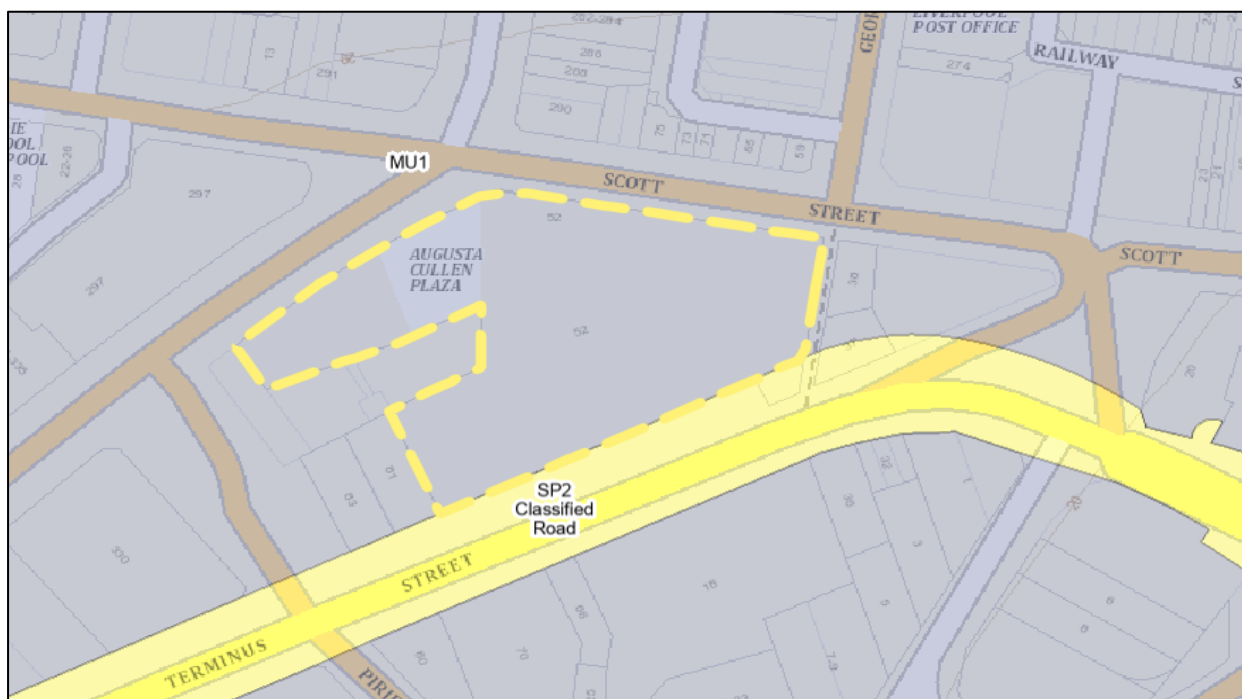


Figure 7: Land zoning map (Source: NSW Spatial Planner).

(ii) Permissibility

The approved uses within the Phase A and Phase B buildings (pursuant to DA-836/2020 and DA-1080/2020) will not be altered as a result of this application. This DA seeks consent

for a three-lot stratum subdivision only, to logically separate the different components of the approved developments to reflect their purpose and administrative control functions.

(iii) Objectives of the zone

The objectives of the MU1 Mixed Use Zone are as follows:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To allow for residential and other accommodation in Liverpool city centre, while maintaining active retail, business or other non-residential uses at street level.*

The proposed stratum subdivision is consistent with the objectives of the MU1 zone and will continue to give effect to such by virtue of the approved Phase A and Phase B developments that have been/are to be delivered across the site. This stratum subdivision, as highlighted above, will not change the approved uses for the site, therefore the objectives of the MU1 will continue to be achieved under DA-836/2020 and DA-1080/2020.

(iv) Principal Development Standards

The relevant provisions prescribed within the LLEP 2008, in relation to the proposal, are addressed below:

Clause	Control	Assessment	Compliance
2.6 Subdivision – consent requirements	Subdivision is permissible with development consent.		Yes
Clause 4.4. Floor space ratio	The site is subject to a floor space ratio (FSR) of 3:1. However, this clause is overridden by clause 7.5A (as detailed below).		N/A
Clause 7.3 Car parking in Liverpool city centre	(1) <i>The objective of this clause is to ensure that adequate car parking is provided for new or extended buildings on land in the Liverpool city centre that is commensurate with the traffic likely to be generated by the development and is appropriate for the road network capacity and proposed mix of transport modes for the city centre.</i>	The proposed stratum subdivision boundaries are consistent and will continue to give effect to the approved arrangement of parking for Phase A (DA-836/2020). All parking approved within the 4-level basement for Phase A is proposed to be incorporated into Stratum Lot 1. However, the approved parking arrangements and EOT facilities for Phase B are proposed to be	Yes, subject to conditions

Clause	Control	Assessment	Compliance
		split across Stratum lots 2 and 3. The Phase B consent (DA-1080/2020) does not include specific allocations of car, motorcycle, or bicycle parking spaces for the different uses approved. Rather, the consent stipulates the total numbers of each type of parking required within the 4-level basement (per condition no. 156). Therefore, to ensure sufficient parking is accessible for both buildings within Phase B, the applicant was requested to include an easement for shared access to and use of all parking and EOT facilities across Stratum lots 2 and 3. The applicant has instead requested this matter be resolved with Council prior to the issue of the subdivision certificate. Condition no. 9 has been imposed to this effect, per Attachment 1.	
Clause 7.5A Additional provisions relating to certain land and Liverpool city centre	<i>(2) Despite clauses 4.3 and 4.4, if at least 20% of the gross floor area of a development is used for the purpose of centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities, functions centres, hotel or motel accommodation, information and education facilities, medical centres or public administration buildings—</i> <i>(a) the height of the building may exceed the maximum height shown for the land on the Height of Buildings Map, and</i> <i>(b) the maximum floor space ratio of the building may</i>	The site benefits from an uplifted FSR provision above the 3:1 base standard referenced above, allowing an FSR of up to 10:1 (as well as an unrestricted height limit). This is because the site is located on land identified as “Area 8” on the FSR map, has a lot size exceeding 1,500sqm, and has 2 more street frontages. Phase A of the development, pursuant to DA-836/2020 has a total GFA of 21,606sqm. Phase B of the development, pursuant to DA-1080/2020 has a total GFA of 25,162sqm. The cumulative site GFA is therefore 46,768sqm which exceeds the 3:1 base FSR. Phase A represents 46.2% of the developments total GFA and	Yes

Clause	Control	Assessment	Compliance
	<i>exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map but must not exceed—</i> <i>(i) in relation to a building on land identified as “Area 8” or “Area 10” on the map— 10:1, or</i> ...	comprises a range of uses of which are all listed in Clause 7.5A(2) (i.e. childcare facilities, commercial premises, educational establishments, and public administration building). Therefore, Phase A satisfies the 20% trigger prescribed in Clause 7.5A(2) that enables the height and FSR uplift. Ongoing compliance with this Clause is in turn safeguarded across the total development by virtue of the approved Concept DA (DA-585/2019) and the allocated mix of uses that this permitted. Crucially, per Section 4.24(2) of the EP&A Act 1979, the determination of any further DA in respect of the site cannot be inconsistent with the Concept consent. It is also noted that the site benefits from an FSR of 10:1 under this Clause. To ensure that the GFA of the buildings occupying all lots in the subdivision, taken together, do not exceed that permissible for the total site by the current development consents, or by the relevant EPI in existence, (whichever is greater), a covenant is advised to be placed on the titles of all lots in the subdivision. This accords with the provisions of Clause 4.5 (9) of LLEP 2008 and has been imposed via a condition of consent.	

6.2 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

There are no draft Environmental Planning Instruments which apply to the development.

6.3 Section 4.15(1)(a)(iii) - Any Development Control Plan

(a) Liverpool Development Control Plan 2008 (LDCP 2008)

The LDCP 2008 has limited applicability to the proposal, given it relates to a stratum subdivision only. Notwithstanding, the proposal is capable of complying with the relevant controls, being those prescribed in Chapter 21 'Subdivision of land' within Part 1 General controls for all development.

The relevant parts of the LDCP 2008 are addressed below.

Table 1: LDCP 2008 Assessment

Control	Provision/Objectives	Comment	Compliance
Section 21 Subdivision of land	a) To provide a functional, attractive and safe environment for residents that are consistent with community standards and needs. b) To minimise adverse effects on the natural environment. c) To provide for the needs of future users of the land in respect to building requirements vehicular and pedestrian access, provision of services and an amenity appropriate to the zoning of the land. d) Provide for the economic utilisation of the land resource of the area. e) To achieve a balance between the development / subdivision of residential, commercial and industrial land and the amenity of existing occupants. f) To provide for an equitable and efficient distribution of public amenities and services. g) To minimise Council's future maintenance costs for roads, services and open spaces	The stratum subdivision does not seek to amend the approved developments within the Phase A and Phase B sites of Civic Place. The subdivision is proposed to allow the rational separation of the building elements according to their purpose and administration control functions.	Yes

6.4 Section 4.15(1)(a)(iiia) - Planning Agreements

There are no Planning Agreements which apply to the development.

6.5 Section 4.15(1)(a)(iv) - The Regulations

The proposal is considered to be consistent with the provisions of the *Environmental Planning and Assessment Regulation 2021*, subject to the imposition of a condition requiring a that prior to the issue of the subdivision certificate, that the existing building within Phase B be demolished. This is because the introduction of the boundary between lot 2 and lot 3 introduces a fire-source feature through the existing building. There is already an existing consent (DA-906/2019) for the demolition of such building.

Refer to Council's Fire Safety Officer's referral comments for further details on this matter.

6.6 Section 4.15(1)(b) - The Likely Impacts of the Development

(a) Natural Environment

The proposal is unlikely to have any adverse impacts on the natural environment, given the scope relates to stratum subdivision only.

(b) Built Environment

The proposal is unlikely to have any adverse impacts on the built environment, given the scope relates to stratum subdivision only.

(c) Social Impacts

Social impacts of the proposal including acoustic and traffic generation have been assessed below.

Acoustic

The proposal is unlikely to have any adverse impacts in terms of acoustic amenity, given the scope relates to stratum subdivision only.

Traffic and Parking

As highlighted above in Table 3, the approved parking quantum for Phase A is incorporated into the one Stratum lot (i.e. proposed Lot 1). Therefore, all the approved parking spaces will continue to be managed by Council, in relation to the Phase A buildings.

However, the approved parking quantum and EOT facilities for Phase B are separated between proposed Stratum lots 2 and 3. It is also noted that the Phase B consent (DA-1080/2020) did not specify the proportion of car, bicycle, and motor cycle parking per use approved within this Phase. Rather, condition 156 prescribes the total provision of parking to be provided within the 4-level basement.

Therefore, it was requested that the applicant update the draft plans of subdivision to include an easement providing access to and shared use of all parking and EOT facilities within Phase B between Lots 2 and 3. This was requested to ensure on-going compliance with the approved arrangement of DA-1080/2020 and that sufficient parking is provided for users across Phase B of the site.

The applicant however has requested this arrangement be discussed with Council prior to the issue of a Subdivision Certificate, as there was opposition to permitting Lot 2 complete access and use of the parking facilities. Condition 9 has therefore been imposed to this effect.

(d) Economic Impacts

The stratum subdivision will continue to support the overall Civic Place development. Phase A has already, and Phase B will in future (once the consent is activated), provide employment opportunities during the construction and operational phases of the development. Furthermore, the activated ground floors of Phase A and Phase B do/will support the economic viability and vitality of Liverpool city centre.

6.7 Section 4.15(1)(c) - The Suitability of the Site for the Development

It is acknowledged that the Phase B element of Civic Place has not yet been constructed, nor has the relevant consent (DA-1080/2020) been activated. As such, the applicant was advised that a condition of consent was recommended to be imposed that restricted the issuance and registration of a subdivision certificate until such time when the Phase B development had been constructed and an occupation certificate issued. The applicant has since confirmed that to comply with the Project Delivery Agreement between Council and Built, that the subdivision certificate is required to be registered prior to acquisition of the site from Council.

Whilst imposing a condition to the above effect was recommended in light of ensuring a logical sequencing of development occurs at the site, should any changes to the building envelopes deviate from that currently approved within Phase B, in turn rendering the Lot 2 and Lot 3 boundaries to be modified, a separate application would need to be submitted to Council to amend the subdivision boundaries along with subsequent amendments to the registered lot details.

Notwithstanding the above, the site is considered to be suitable for the proposed development. The proposal is compliant with the provisions of the LLEP 2008 and LDCP 2008, as outlined in this report. Overall, the proposed development is considered to satisfy the relevant controls applicable to the site.

6.8 Section 4.15(1)(d) - Any submissions made in accordance with the Act or the Regulations

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

Department	Comments
Land Development Engineering	Supported, subject to conditions
Fire Safety	Supported. <i>Review of Civic Palace located on PT1 (existing western elevation upper ground and above storeys) to proposed PT3 boundary (1H easement section), referring to Construction Certificate stamped approved plans issued by Steve Watson & Partners (CCB504/2022) the distance from the external wall of Civic Palace to the proposed boundary is greater than 3m, this provides sufficient distance to not require protection of openings</i>

	<i>in accordance with BCA C3D4.</i> <i>Review of existing building located on proposed lots PT2 and PT3. Council records indicate there is a current approved development consent for demolition of the existing building (refer DA906/2019).</i> <i>Further, a written statement prepared by an accredited fire engineer James O'Neill (Carbon Fire Engineering) dated 26 March 2025 has been submitted for consideration. The statement confirms the fire safety of the existing building will not be reduced as a result of the proposed subdivision, and the site is currently a building site and is not occupiable. It is confirmed demolition of the building has commenced, and the site is currently secured restricting access from the public.</i>
Traffic & Transport	Supported, subject to conditions <i>The proposal is not expected to generate additional car parking demand. The DA is to be consistent with the traffic and parking related conditions in the approved DA-836/2020 (Phase A) and DA-1080/2020 (Phase B), which relate to each approved component of the Civic Place development.</i>
Property (Commercial)	Supported, subject to conditions The draft proposed plan of subdivision of Lot 1 DP 1293937 as per submitted drawings, subject to final survey, are acceptable.

(b) External Referrals

No external referrals were required for the proposal, however, Endeavour Energy provided comments noting their support.

(c) Community Consultation

The Development Application was notified between 23 January 2025 and 28 February 2025 in accordance with Liverpool Community Participation Plan 2022. No submissions were received during this period.

6.9 Section 4.15(1)(e) - The Public Interest

The development is consistent with the objectives of the relevant zone and is compliant with the relevant planning provisions and controls prescribed within LLEP 2008 and LDCP 2008. As such the proposal is considered to be within the public interest.

7. DEVELOPER CONTRIBUTIONS

Developer contributions are not applicable to this application, pursuant to the Liverpool Contributions Plan 2018 – Liverpool City Centre. The application is also not subject to a Housing and Productivity Contribution.

8. CONCLUSION

The application has been assessed having regard to the provisions of Section 4.15 of the EP&A Act 1979, the relevant Environmental Planning Instruments, and the applicable policies of Council.

The proposed development is unlikely to result in adverse amenity or environmental impacts, subject to conditions. Therefore, based on this assessment, it is recommended that the application be **approved** subject to the imposition of conditions.

9. RECOMMENDATION

That Development Application DA-21/2025, seeking development consent for a three-lot stratum subdivision of "Civic Place", be approved subject to conditions of consent.

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ATTACHMENTS

1. Conditions of Consent
2. Determination Documents