

ITEM NO: DPG 03
FILE NO: 136625.2015
SUBJECT: Proposal to amend the Planning Proposal for the City Centre LEP Review to include Liverpool Hospital as a Long Term Civic Site

RECOMMENDATION

That Council:

1. Amends the planning proposal for Draft Liverpool Local Environmental Plan 2008 (Amendment 52) to include the Liverpool Hospital Precinct as a Long Term Civic Site, enabling an increase in height and floor space based on the submission of an approved master plan for the site.
2. Delegates to the CEO the authority to approve the amended planning proposal for submission to the Department of Planning and Environment pursuant to Section 58 of the Environmental Planning and Assessment Act 1979.

COUNCIL DECISION

Motion: **Moved: Cllr Hadchiti** **Seconded: Cllr Balloot**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Vote for:	Mayor Mannoun
	Clr Balloot
	Clr Hadchiti
	Clr Hadid
	Clr Harle
	Clr Mamone
	Clr Ristevski
	Clr Shelton
	Clr Stanley

Vote against: Clr Karnib
 Clr Waller

DPG 03

**Proposal to amend the Planning Proposal for the
City Centre LEP Review to include Liverpool
Hospital as a Long Term Civic Site**

Strategic Direction	Vibrant Prosperous City Assist exiting businesses to grow, innovate and become more competitive
Key Policy	City Centre Strategy
File Ref	136625.2015
Report By	Graham Matthews - Strategic Planner
Approved By	Toni Averay - Director Planning & Growth

EXECUTIVE SUMMARY

At its meeting of 29 April 2015 Council adopted the City Centre LEP review report. That report endorsed in principle the rezoning of the B3 – Commercial Core zoned land in Liverpool City Centre to B4 – Mixed Use and delegated to the CEO the responsibility to approve the final Planning Proposal for submission to the Department of Planning and Environment (DP&E) for Gateway Review. On 29 May 2015 the finalised planning proposal seeking the rezoning of Liverpool City Centre was submitted to DP&E under the CEO's signature requesting Gateway review.

Subsequent to the lodgement of the planning proposal, Council Officers have been made aware of plans by the Liverpool Hospital to redevelop part of the hospital site in a manner that may exceed existing planning controls applying to the site. This report seeks Council support for amending the planning proposal for the rezoning of the Liverpool City Centre to add the Liverpool Hospital Precinct as a Long Term Civic Site. This would permit development to exceed existing planning controls upon the submission of an approved masterplan for the site.

RECOMMENDATION

That Council:

1. Amends the planning proposal for Draft Liverpool Local Environmental Plan 2008 (Amendment 52) to include the Liverpool Hospital Precinct as a Long Term Civic Site, enabling an increase in height and floor space based on the submission of an approved master plan for the site.

2. Delegates to the CEO the authority to approve the amended planning proposal for submission to the Department of Planning and Environment pursuant to Section 58 of the Environmental Planning and Assessment Act 1979.

REPORT

Background

At its meeting of 29 April 2015 Council adopted the City Centre LEP review report. This report endorsed in principle the rezoning of the B3 – Commercial Core zoned land in Liverpool City Centre to B4 – Mixed Use and delegated to the CEO the responsibility to approve the final Planning Proposal for submission to the Department of Planning and Environment (DP&E) for Gateway Review. On 29 May 2015 the finalized planning proposal seeking the rezoning of Liverpool City Centre was submitted to DP&E under the CEO's signature requesting Gateway review.

Subsequent to the submission of the planning proposal, Council Officers have been made aware that NSW Health is considering a proposal to significantly redevelop certain properties in the Liverpool Hospital complex. The scale of the development envisaged would be likely to exceed that currently permissible pursuant to development standards that currently apply to the site.

It is recommended that Council should be supportive of the Liverpool Hospital's plans to expand. The development envisaged is likely to provide greater scope for jobs in Liverpool City Centre, consistent with Council's expectation that a large proportion of new jobs will be in the health and education industries. It is also to be noted that the Liverpool Hospital occupies a discreet campus as described below. Development within the Hospital site however, would be assessed at development application stage to ensure that it did not impact residential and other properties outside the Hospital precinct.



Figure 1: Liverpool Hospital site shown as shaded on the map above.

Source: Liverpool City Council GIS

Long Term Civic Sites

In the report on the Liverpool City Centre LEP Review adopted by Council on 29 April 2015, intended objectives and outcomes for Long Term Civic Sites in Liverpool Local Environmental Plan (LLEP) 2008 were described as follows:

Long Term Civic Sites

Characteristics

Two long term civic sites are identified They are the Liverpool Public School and Court House Site in the block bounded by Moore Street, Bigge Street, Railway Street and Crawford Serviceway and the Bus Interchange and Rail Station site bounded by Moore Street, the heavy rail line and Bigge Street

Objectives

The objectives for the development of the civic sites are to:

- *provide opportunities for cultural, education, civic, transport, commercial and residential places and uses*
- *integrate the current civic uses, heritage buildings and places into the CBD*
- *integrate transport infrastructure into the CBD*
- *link the CBD to the Georges River and Light Horse Park*
- *link Bigge Park to the Rail Station*
- *define the edge of the CBD to the river*
- *create and / enhance the heritage forecourts and places*
- *and*
- *provide for public car parking as required by Council*

Outcomes

The method of achieving the desired outcome is to develop a master plan. This is to ensure that these sites contribute to the overall function of the city. The matters that need to be considered in formulating the master plan are:

- *introducing new circulation networks on the Bus Interchange site to reconnect the site to the CBD*
- *reinforcing the heritage ,civic and transport role of the sites in the CBD*
- *enhancing the Court House and the Railway Station and its entrance plaza*
- *improving connections within the CBD and to the river*
- *the impact on existing and potential development on the neighbouring sites,,*
- *overshadowing of both the public domain and private lands,*
- *the size, shape, topography and area of the site relative to new building typologies ,*
- *street and pavement widths,,*
- *the views across the river to the CBD . and*
- *parking availability and vehicle entrance.*

The master plan will show in plan and section the massing and built form including:

- *circulation and movement patterns*

- *FSR, shadowing, building alignment, building envelopes, set-backs, building footprint, awnings levels and general layout.*
- *pedestrian and car entrances, parking, waste collection and indicative uses.*

Building Envelopes

The building envelopes will be derived from the master plan. The objectives for the building form in the long term civic sites are to:

- *enable new buildings and proposed street networks to relate to and enhance the heritage buildings*
- *enable new buildings and proposed street networks to relate to the existing buildings, streets and open space*
- *take account of solar access to the public domain and neighbouring sites;*
- *define the site edges related to the river and the streets network*
- *and*
- *enable the appropriate separation distances between buildings.*

FSR

The objectives for the FSR are to:

- *facilitate a wide range of development potential; and*
- *encourage better built form outcomes by relating floor space ratio to building typology and public domain outcomes.*

The FSR for the civic sites will be derived from the building envelope/s as agreed in the masterplan and they will be determined by a formula as a percentage of the building envelope and related to the proposed uses.

Uses

These will be determined in the Masterplan

The development of the Liverpool Hospital Precinct meets the objectives of the Long Term Civic Sites described above. Permitting development within the Liverpool Hospital Precinct to exceed existing controls, subject to Council's approval of a masterplan will obviate the need for preparation of a further planning proposal for the site in the future, saving considerable time and expense.

Proposed amendment to planning proposal

The planning proposal submitted to DP&E on 29 May 2015 currently identifies two sites within the Long Term Civic Sites Precinct, as developed in the report adopted by Council on 29 April 2015. These sites are the Liverpool railway station and bus interchange site and the Liverpool Public School and Old Liverpool Courthouse sites, as shown as "Area 9" on the section of the Floor Space ratio Map depicted in the planning proposal depicted in Figure 2 below.

It is proposed to amend the following LEP maps to show the Liverpool Hospital site as "Area 9" on the Floor Space Ratio maps:

FSR-011; and
FSR-014.

For the information of councillors, Figure 2 below depicts the existing “Area 9” (covering the Rail and bus interchange and the Liverpool Public School and Old Liverpool Couthouse sites) depicted in the existing planning proposal (see attachment). The proposed amendment would add a further area labeled “Area 9” over the Liverpool Hospital campus as depicted in Figure 1 above.

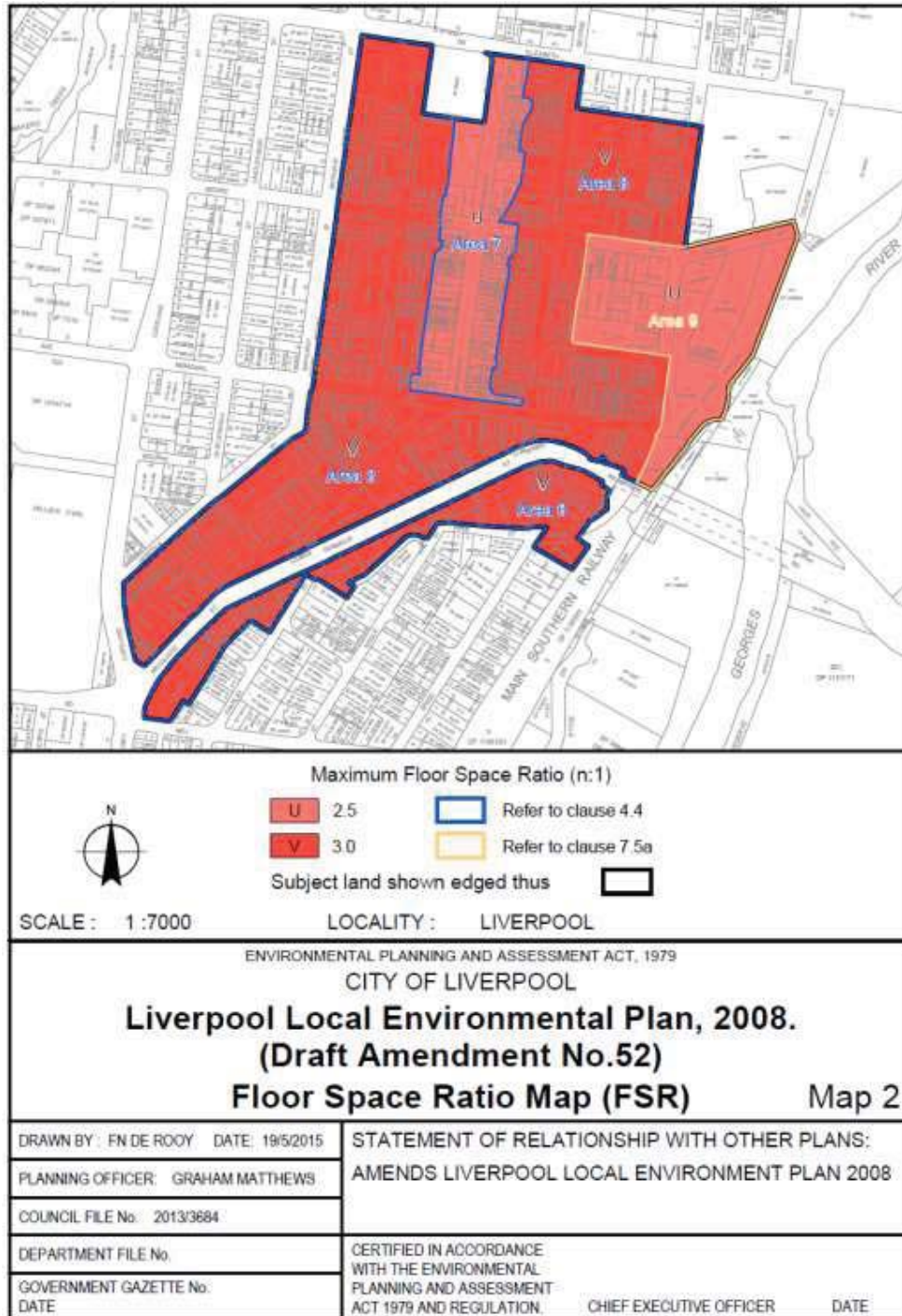


Figure 2: “Area 9” shows Long Term Civic Sites described in the existing planning proposal
Source: Planning Proposal for Draft Liverpool Local Environmental Plan (Amendment 52)

It is also proposed to amend draft Clause 7.5A of Liverpool Local Environmental Plan (LLEP) 2008 to include reference to the Liverpool Hospital site as follows (please note the proposed amendment is in red):

7.5A Long Term Civic Sites

(1) *The objectives of this clause are to:*

- (a) *Provide opportunities for cultural, educational, civic, transport, commercial, **health** and residential uses within the Liverpool City Centre*
- (b) *Integrate existing civic uses, heritage buildings and places into the Liverpool City Centre*
- (c) *Integrate transport infrastructure into the Liverpool City Centre*
- (d) *Link Liverpool City Centre to the Georges River and Light Horse Park*
- (e) *Link Bigge Park to Liverpool railway station*
- (f) *Define the edge of Liverpool City Centre to the Georges River*
- (g) *Create and enhance the heritage forecourts and places and*
- (h) *Provide for car parking as required by Council.*

(2) *Despite clause 4.4(2), the maximum floor space of a building on a lot in "Area 9" identified on the Floor Space Ratio Map may exceed 2.5:1 if the development application is submitted in association with an approved masterplan for the site.*

(4) *The maximum floor space of a building granted development consent pursuant to this clause is to be derived from the building envelope as determined by the masterplan. Maximum floorspace will be calculated at 80% of the building envelope for commercial purposes and 75% of the building envelope for residential purposes. The Floor Space Ratio shall not exceed 7:1.*

(5) *Despite clause 4.3(2), the maximum height of a building on a lot in "Area 9" identified on the Floor Space Ratio Map may exceed **building height as shown on the Height of Buildings Map**, if the development application is submitted in association with an approved masterplan for the site.*

It will also be necessary to amend item 2c of Part 2 Explanation of Provisions of the planning proposal to include reference to the Liverpool Hospital site as follows (the proposed amendment is in red):

*2c. Long Term Civic Sites would include the follow lots: Lot 1 DP 1053994, Lot 2 DP 1053994, Lot 30 DP 859887, Lot 1 DP 50779, Lot 10 DP 303625, Lot 1 DP 178665, Lot 3 DP 878452, Lot 8 Sec 61 DP 758620, Lot 6 DP 797682, Lot 4 DP 797682, Lot 1 DP 956168, Lot 441 DP 831058, Lot 30 DP 1117676, Lot 1 DP 178206, Lot 1 DP 878452, Lot 2 DP 878452, Lot 4 DP 878452, Lot 9 Sec 61 DP 758620, Lot 5 DP 797682, Lot 7 DP 797682, Lot 1 DP 799619, Lot 442 DP 831058, Lot 31 DP 1117676, **Lot 1 DP 827031, Lot 2 DP 827031, Lot 3 DP 827031, Lot 100 DP 1067487, Part Lot 501 DP 1165217, Lot 1 DP 596770 and Lot 3 DP 1137425** being the*

Liverpool rail station/bus interchange site, the Liverpool Public School/Old Liverpool Courthouse site and the Liverpool Hospital Precinct. The Long Term Civic Sites would be shown as being within Area 9 on the Floor Space Ratio Map. The maximum FSR of any site within the precinct would be mapped as 2.5:1. The maximum height of any building within the Long Term Civic Sites Precinct would be mapped as 28 metres on the Height of Buildings Map, with the exception of the Liverpool Hospital Precinct, which would retain its current 35 metre height limit. However, this planning proposal seeks to add clause 7.5A Long Term Civic Sites to LLEP 2008 which would specify that where the applicant lodges an approved masterplan for the site, the FSR of buildings may exceed 2.5:1 to a maximum FSR of 7:1 and the height of buildings may exceed the height shown on the Height of Buildings Map as described below.

Conclusion

The proposed amendment to the planning proposal and FSR maps of Draft LLEP 2008 (Amendment 52) is considered a minor amendment in the spirit of the report adopted by Council on the Liverpool City Centre LEP Review on 29 April 2015. The amendment to the planning proposal will facilitate future development at the Liverpool Hospital, which will create jobs for Liverpool City Centre, without recourse to the lodging of a further costly and time-consuming planning proposal.

CONSIDERATIONS

Economic and Financial	Encourage and promote businesses to develop in the hospital, health and medical precinct (of the City Centre). Facilitate economic development.
Environmental and Sustainability	There are no environmental and sustainability considerations.
Social and Cultural	There are no social and cultural considerations.
Civic Leadership and Governance	There are no civic leadership and governance considerations.

ATTACHMENTS

Nil