

JRPP Reference No.	2012SYW114
Application Number	DA-586/2012
Proposed Development	ALTERATIONS AND ADDITIONS TO EXISTING LIVERPOOL POLICE STATION INCLUDING PARTIAL DEMOLITION AND EXCAVATION TO CONSTRUCT A NEW BASEMENT CAR PARK
Property Description	LOT 1 IN DP 198602 150 GEORGE STREET, LIVERPOOL
Applicant	UGL SERVICES ON BEHALF OF NSW POLICE
Land Owner	DEPARTMENT OF ATTORNEY GENERAL AND JUSTICE
Capital Investment Value	\$14,338,000
Recommendation	Approval with Conditions

1. EXECUTIVE SUMMARY

1.1 Reasons for the Report

Pursuant to the requirements of the State Environmental Planning Policy (State and Regional Development) 2011, this application is referred to the Joint Regional Planning Panel for determination as the application is a Crown development with a capital investment value exceeding \$5,000,000. The application submitted to Council indicates a value of \$14,338,000.

1.2 The proposal

The application seeks consent for alterations and additions to the existing Liverpool Police Station including partial demolition and excavation to construct a new basement car park. The proposed works correspond with the alterations and additions to the adjoining Liverpool Courthouse approved under Development Consent DA-391/2012.

1.3 The site

The subject site is identified as Lot 1 in DP 198602, being No. 150 George Street Liverpool.

1.4 The issues

There are no issues identified with the proposed development.

1.5 Exhibition of the proposal

The development application was advertised for a period of 14 days between 1 February 2012 to 16 February 2012 in accordance with Liverpool Development Control Plan 2008 (LDCP 2008). No submissions were received as a result of the public exhibition process.

1.6 Conclusion

Following detailed assessment of the proposal against the applicable planning controls, it is considered that the proposal is an appropriate development for the subject site which will result in a revitalisation of the Liverpool Police Station and contribute to the streetscape of Liverpool City Centre. The development will correspond with the alterations and additions to the adjoining Liverpool Courthouse approved under Development Consent DA-391/2012. It is considered that the proposal is worthy of support subject to the imposition of conditions.

2. SITE DESCRIPTION AND LOCALITY

2.1 The Site

The subject site is identified as Lot 1 in DP 198602, being No. 150 George Street Liverpool.



Figure 1: Aerial photograph of the Site

The site is rectangular in shape with a total area of 5087m² and has a frontage of 59.715 metres to George Street. The site currently contains the Liverpool Courthouse and Liverpool Police Station buildings. Vehicular access is provided to the rear of the site and to the basement levels from an existing vehicular crossing along the northern boundary accessed via George Street.



Figure 2: Subject site as viewed from George Street

2.2 The Locality

The subject site is located on the eastern side of George Street within the commercial core of Liverpool City Centre. Liverpool train station is to the south east of the site and Liverpool Westfield shopping centre is to the north west of the site. The site adjoins Liverpool Library to the south and a multi-storey car park is located to the rear of the site. To the north of the site is an existing fruit market and to the western side of George Street are commercial and retail developments of varying heights as shown in the photograph below.



Figure 3: Opposite the subject site to the western side of George Street

3. DETAILS OF THE PROPOSAL

The application seeks consent for alterations and additions to the existing Liverpool Police Station including partial demolition and excavation to construct a new basement car park.

The main components of the proposed works are outlined below.

Demolition and site works

- Removal of all non load-bearing internal walls, internal fittings and fixtures and the capping/sealing of all non essential services within the building
- Demolition of existing plant rooms and the north-eastern section of the building including the van dock (including floor slabs)
- Southern façade and sections of the western façade to allow for new windows.
- The existing driveway along the northern boundary and rear section of the site are to be regraded.

Basement level

- The application proposes modifications to the existing basement level and excavation to construct a new basement at the rear of the site.
- The new basement is oriented along the rear (eastern) boundary and will provide 23 parking spaces for Police cars, including one disabled parking space.
- Vehicle access to the new basement is from a ramp along the rear boundary.
- Two access and egress stairs and a new lift compliant to the relevant accessibility standards provide pedestrian access to the level.

Ground floor

- The proposal increases the footprint of the ground floor level. The extension increases the width of the floorplate and brings the front building line to the George Street alignment with a nil setback.
- The new public entry “wraps” beside the proposed new alignment of the Court House, completing the new alignment of the forecourt.
- The building retains the driveway along the north boundary with a step introduced halfway along the length of the building.
- The rear building line is extended into the existing open hardstand areas. The new floor space is integrated into the building.
- The ground floor level contains the entrance and public areas of the building including an Enquiry counter and interview rooms. The front section caters predominantly to the public interface areas while the rear contains custodial areas and other operational uses.
- A secure side entrance and exit is to be provided on the northern side of the building in the area currently used for vehicle parking. A new van dock is to be constructed at the rear of the building.

First floor (Level 1)

- The first floor plan layout contains office and open plan areas, staff training and conference rooms and amenity areas.

Second Floor (Level 2)

- The second floor layout contains office and administration areas for the day to day operations of the Police Station and other specialist police areas.

Third Floor (Level 3)

- The third floor layout provides a smaller footprint with predominantly office space.

It is noted that the works subject of this development application seek to correspond with alterations and additions proposed to the adjoining Liverpool Court House which are subject to development consent DA-391/2012 approved on 5 January 2012.

Signs

Building identification signs are to be updated as part of the proposal and will include:

- Freestanding 3 metre high pylon sign with illuminated Police symbol
- Fixed wall signs at the public entrance including the lettering “Liverpool Police” and the NSW Police crest



Figure 5: Proposed development perspective as viewed from George Street

4. STATUTORY CONSIDERATIONS

4.1 Zoning

The subject site is located within the B3 Commercial Core zone pursuant to Liverpool Local Environmental Plan 2008 (LLEP 2008). The proposed development is identified as a public administration building which is defined as follows:

“public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.”

The proposed development is a permissible land use within the B3 Commercial Core zone.

An extract from the LLEP 2008 – zoning map is provided below:



Figure 5: Extract of LLEP 2008 zoning map

4.2 Relevant matters for consideration

The following Environmental Planning Instruments (EPI's), Development Control Plan and Codes or Policies are relevant to this application:

- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment;

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);
- Liverpool Local Environmental Plan 2008;
- Liverpool Development Control Plan 2008, specifically:
 - Part 1.1 – General Controls for all development
 - Part 1.2 – Controls for all development;
 - Part 4 – Development in the Liverpool City Centre

5. ASSESSMENT

The development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 79C of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation as follows:

5.1 Section 79C(1)(a)(1) – Any Environmental Planning Instrument

(a) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (deemed SEPP)

The proposed development is not in conflict with the objectives of the Plan which seeks to promote the protection of the Georges River Catchment. In this respect, appropriate conditions of consent have been provided relating to erosion and sediment control and stormwater runoff mitigation.

(b) State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Pursuant to Clause 7 of SEPP 55, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state, or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The subject site has not been identified as being affected by previous or current land uses for purposes referred to in Table 1 of the Contaminated Land Planning Guidelines under Section 154C of the Environmental Planning and Assessment Act 1979.

The site is recorded as maintaining a long standing use for the purpose of a Courthouse and Police Station which is proposed to remain unchanged as part of this development proposal. The proposed works, being for alterations and additions to revitalise the existing building, is not in conflict with the aims and objectives of SEPP 55. The proposed development is thus considered satisfactory with respect of the requirements of SEPP 55.

(c) Liverpool Local Environmental Plan 2008

The subject site is zoned B3 – Commercial Core pursuant to Liverpool Local Environmental Plan 2008 (LLEP 2008).

The proposed development is classified as a **public administration building** under the LLEP 2008, which is defined as “a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.”

The objectives of the B3 – Commercial Core zone are as follows:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of Liverpool city centre as the regional business, retail and cultural centre of south western Sydney.*

- *To ensure that, for key land in the Liverpool city centre, opportunities for retail, business and office uses exist in the longer term.*
- *To facilitate a high standard of urban design and exceptional public amenity.*

The development is consistent with the objectives of the B3 Commercial Core zone for the following reasons:

- The development maintains the existing civic (public administration) land use which serves the local and wider community.
- The development will continue to allow for employment opportunities.
- The development is situated close to public transport nodes and is suitably located to encourage walking / cycling.
- The proposal will revitalise the existing building which will further strengthen the role of Liverpool City Centre as a regional centre.
- The proposal does not reduce the availability of land for future development purposes.
- The overall development of the site comprising the proposed works to the Liverpool Police Station and the corresponding approved works to the Liverpool Courthouse will facilitate a high level of urban design and public amenity.

Therefore, it is considered that the proposal satisfies the relevant objectives of the B3 zone.

Clause 4.3 Height of buildings

The LLEP 2008 prescribes a maximum building height for the subject site of 100 metres. The development proposes a maximum building height of 15 metres measured from natural ground level. The proposal thus complies with Councils building height control.

Clause 4.4 Floor space ratio

The LLEP 2008 prescribes a maximum floor space ratio for the subject site being 8:1. The development proposes a floor space ratio of 1.46:1 calculated in accordance with the LLEP floor space ratio definition. The proposal thus complies with Councils floor space ratio control.

Clause 5.10 Heritage Conservation

The subject site at No. 150 George Street, Liverpool is located within the immediate vicinity of the Plan of Town of Liverpool which is a local heritage item listed in Schedule 5 of the Liverpool LEP 2008 (Item No. 89) as a place of local heritage significance.

The proposed alterations and additions to the Liverpool Police Station are considered acceptable from a heritage perspective and are not seen to unreasonably impact upon the heritage fabric of the Liverpool City Centre. The proposal is not of a scale or type that would trigger a requirement for a detailed Statement of Heritage Impact. The applicant has adequately addressed the heritage context within the Statement of Environmental Effects

The development application has been referred to Councils Heritage Officer and no objections were raised to the proposed development. On this basis, it is considered that the proposal will not adversely impact the heritage significance of the nearby heritage item. The proposal is therefore satisfactory with respect of Clause 5.10 of Liverpool LEP 2008.

Clause 5.12 Infrastructure development and use of existing buildings of the Crown

The provisions of Clause 5.12 are as follows:

“(1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under

State Environmental Planning Policy (Infrastructure) 2007.

(2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown."

The proposal relates to the carrying out of development by a public authority. The development will continue the use of the building by the public authority and is recommended for approval.

Clause 7.1 Objectives for development in Liverpool city centre

Before granting consent for development on land in the Liverpool city centre, the consent authority must be satisfied that the proposed development is consistent with such of the following objectives for the redevelopment of the city centre as are relevant to that development:

- (a) to preserve the existing street layout and reinforce the street character through consistent building alignments,*
- (b) to allow sunlight to reach buildings and areas of high pedestrian activity,*
- (c) to reduce the potential for pedestrian and traffic conflicts on the Hume Highway,*
- (d) to improve the quality of public spaces in the city centre,*
- (e) to reinforce Liverpool railway station and interchange as a major passenger transport facility, including by the visual enhancement of the surrounding environment and the development of a public plaza at the station entry,*
- (f) to enhance the natural river foreshore and places of heritage significance,*
- (g) to provide direct, convenient and safe pedestrian links between the city centre (west of the rail line) and the Georges River foreshore.*

The proposal seeks to preserve the existing street layout and maintains a consistent building alignment in relation to the streetscape. The development seeks to reinforce the subject site as a public administration building which is conveniently accessible and will positively contribute to the public space in the city centre. The proposal is considered satisfactory with respect of the above objectives.

Clause 7.3 Car parking in Liverpool city centre

Clause 7.3 states that development consent must not be granted to development on land in the Liverpool city centre that is in Zone B3 Commercial Core or B4 Mixed Use that involves the erection of a new building or an alteration to an existing building that increases the gross floor area of the building unless:

- (a) at least one car parking space is provided for every 200 square metres of any new gross floor area that is on the ground floor level of the building, and*
- (b) in respect of any other part of the building:*
 - (i) at least one car parking space is provided for every 100 square metres of any new gross floor area that is to be used for the purposes of retail premises, and*
 - (ii) at least one car parking space is provided for every 150 square metres of any new gross floor area that is to be used for any other purpose.*

The above car parking rates require the proposal to provide additional spaces for the new gross floor area (GFA) as set out in the table below.

Control	Proposed GFA	Car parking required	Proposed
Ground level: 1 space / 200sqm	434.5sqm	2.17 spaces	26 new spaces proposed
Other levels: 1 space / 200sqm	2289sqm	15.26 spaces	26 new spaces proposed
		Total: 17.43 spaces	Total 35 spaces provided comprising of 5 existing and 30 proposed new spaces

The proposed development thus results in demand for 17.43 additional spaces. The development provides 5 existing car parking spaces within the basement level. The new works seek to provide 28 parking spaces across the two new basement levels together with an additional 3 at-grade spaces and 4 on street First Response spaces, which comprise a total of 35 spaces. The proposal is thus satisfactory with respect of Clause 7.3 of the LEP.

Clause 7.5 Design excellence in Liverpool city centre

This clause seeks to deliver the highest standard of architectural and urban design. Accordingly, development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool city centre unless the consent authority considers that the development exhibits design excellence.

The matters for consideration under Clause 7.5 of the LEP are set out in the following table:

Clause	Requirement	Proposed	Complies
Clause 7.5 Design excellence in Liverpool city centre	(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	The works to the police station (in correspondence with the courthouse works) will altogether result in a contemporary civic building of a high quality architectural design.	Yes
	(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain	The existing built form will be improved and updated through the use of modern elements and the overall works to the site will ensure a high quality public domain that will complement the site and civic functions of the building.	Yes
	(c) whether the proposed development detrimentally impacts on view corridors	The proposed development does not impact on view corridors.	Yes
	(d) whether the proposed development detrimentally overshadows Bigge Park, Liverpool Pioneers' Memorial Park, Apex Park, St Luke's Church Grounds and Macquarie Street Mall (between Elizabeth Street and Memorial Avenue)	The proposed development does not overshadow any of the listed open space areas.	Yes
	(e) any relevant requirements of applicable development control plans	The relevant requirements of Liverpool DCP are canvassed further within this report.	Yes
	(f) (i) the suitability of the site for development	The site is highly suitable for the proposed development in order to continue the important public administration use of the site.	Yes
	(f) (ii) existing and proposed uses and use mix	The proposal does not change the existing use of the site.	Yes
	(f) (iii) heritage issues and streetscape constraints	There are no issues raised with respect of heritage matters. There are no	Yes

		significant streetscape constraints which will impact upon the suitability of the site for the development.	
	(f) (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form	There are no towers proposed as part of this development.	Yes
	(f) (v) bulk, massing and modulation of buildings	The proposal retains the three storey scale to the streetscape and proposes a fourth storey element to the rear of the site. The massing and modulation is appropriate to the site with respect of the civic use.	Yes
	(f) (vi) street frontage heights	The proposal retains the street frontage height to George Street.	Yes
	(f) (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity	The proposal has been designed with a 4.5 star NABERS Energy Base Rating.	
	(f) (viii) the achievement of the principles of ecologically sustainable development	As mentioned previously, the development has been designed with a high 4.5 star NABERS rating, and incorporates solar and thermal design elements.	Yes
	(f) (ix) pedestrian, cycle, vehicular and service access, circulation and requirements	The development will allow for overall improved access to the site, ease of mobility for pedestrians, circulation throughout the site, and upgraded accessibility.	Yes
	(f) (x) the impact on, and any proposed improvements to, the public domain	The proposal will update the Police Station façade to George Street and seeks to complement the improvements to the adjoining Courthouse which include upgrades to the forecourt area.	Yes

5.2 Section 79C(1)(a)(ii) - Any Draft Environmental Planning Instrument

No draft environmental planning instruments apply to the site.

5.3 Section 79C(1)(a)(iii) - Provisions of any Development Control Plan

Liverpool Development Control Plan Parts 1.1, 1.2 and 4 apply to the development. Parts 1.1 and 1.2 prescribe general controls for all development. Part 4 prescribes standards and criteria for development in the Liverpool City Centre. The main requirements are summarised in the following table:

Standard	Requirement	Proposed	Complies
Part 1.1 – General Controls for all Development			
Clause 2 Tree Preservation	Applies to the protection of trees that contribute to the Liverpool LGA and the protection of significant vegetation.	The development does not involve removal of significant vegetation. The development complements the comprehensive landscape plan for the forecourt area to the Courthouse as approved under DA-391/2012.	Yes
Clause 3 Landscaping and incorporation of existing trees	Landscaping planting shall be principally comprised of native species. Provide an integrated streetscape appearance with an appropriate mix of canopy trees, shrubs and ground cover in appropriate locations having regard to safe ingress and egress of pedestrians and vehicles.	The development complements the comprehensive landscape plan for the forecourt area to the Courthouse as approved under DA-391/2012.	Yes
Clause 4 Bushland and Fauna Habitat Preservation	Applies generally to specific zones.	Not applicable to this site.	N/A
Clause 5 Bush Fire Risk	Applies generally to bushfire prone land and land that requires bushfire hazard reduction.	The subject site is not identified as being bushfire prone land.	N/A
Clause 6 Water Cycle Management	Stormwater drainage concept plan required to be submitted.	A stormwater concept plan has been submitted and is considered to be satisfactory by Council's development engineer subject to conditions.	Yes
Clause 7 Development near Creeks and Rivers	Applies to land that may impact upon a watercourse or the removal of riparian vegetation.	The subject site is not located in proximity to any watercourse.	N/A
Clause 8 Erosion and Sediment Control	Soil and water management plan or erosion and sediment control plan required to be submitted.	An erosion and sediment control plan has been submitted. Appropriate conditions have been imposed regarding the implementation of erosion and sediment control during construction works.	Yes
Clause 9 Flooding Risk	Applies to flood prone land.	The subject site is not identified as flood prone land.	N/A
Clause 10 Contamination Land Risk	Applies to potential or actual contamination or known past or current specific land uses.	The subject site has not been identified as being affected by previous or current land uses for purposes referred to in Table 1 of the Contaminated Land Planning Guidelines.	N/A
Clause 11 Salinity Risk	Salinity management plan required for high risk activities in salinity affected areas.	The subject site is not identified as being a high risk activity affected by salinity risk.	N/A

Clause 12 Acid Sulphate Soils	Applies to land with potential acid sulphate soils.	The site is identified as being affected by Class 5 acid sulphate soils. The nature of works involved does not trigger a requirement for further assessment of acid sulphate soils.	Yes
Clause 13 Weeds	Weed management strategy required to be submitted if site contains native weeds.	The site does not contain weeds.	N/A
Clause 14 Demolition of Existing Developments	Demolition to comply with AS2601-1991.	The proposal involves demolition of internal / external fabric to enable alterations and additions of new works. Appropriate conditions have been imposed to address demolition process.	Yes
Clause 15 On-site sewerage disposal	Applies to land with no access to reticulated sewer system.	The subject site has access to sewer services.	N/A
Clause 16 Aboriginal Archeology	Applies to land identified as having known or potential Aboriginal archaeological significance.	The site is not identified as having any Aboriginal archaeological significance.	N/A
Clause 17 Heritage	Applies to heritage items of land in the vicinity of a heritage site, conservation area or archaeological site.	<p>The subject site is in the immediate vicinity of the Plan of Town of Liverpool which is a local heritage item listed in Schedule 5 of the Liverpool LEP 2008 (Item No. 89) as a place of local significance.</p> <p>The proposed alterations and additions to the Liverpool Police Station are acceptable from a heritage perspective and do not unreasonably impact upon the heritage significance of the Plan of Town of Liverpool.</p> <p>The development application has been referred to Councils Heritage Officer and no objections were raised to the proposed works.</p>	Yes
Clause 18 Advertising	Development to be notified / advertised.	The development application was advertised in accordance with the DCP. No submissions were received as a result of the public exhibition process.	Yes
Part 1.2 – Additional Controls for Development			
Clause 2 Car Parking and Access	<p>Car parking to be provided in accordance with the following; and also to comply with Australian Standards for design and access.</p> <p>All other development</p>		

	<p>- 1 space per 100sqm of floor area</p> <p>- Sufficient service and delivery vehicle parking adequate to provide for the needs of the development.</p> <p>Motorcycle parking for all development</p> <p>- Provision is to be made for motorcycle parking at the rate of 1 motorcycle space per 20 car spaces</p> <p>Minimum car parking requirements for people with disabilities</p> <p>- Provide 2% of the total demand generated by a development, for parking spaces accessible, designed and appropriately signposted for use by persons with disabilities.</p> <p>Bicycle parking for all development</p> <p>- 1 bicycle space per 200sqm of leasable floor area. 15% of this requirement is to be accessible to visitors.</p> <p>Driveway access and car parking design</p> <p>Transport Impact</p>	<p>The development proposes a total of 35 car parking spaces</p> <p>Adequate space is available for servicing and delivery vehicles for the needs of the development.</p> <p>No specific motorcycle parking provided.</p> <p>The development proposes modifications to the basement car park to provide for one (1) disabled car parking space.</p> <p>No specific bicycle parking provided.</p> <p>Driveway access remains via George Street. The design of parking areas, including aisle widths, car parking bays and ramps, shall be conditioned to comply with Australian Standard AS/NZS 2890.1:2004 – Off Street Parking.</p> <p>The nature of the development, being for refurbishment of an existing police station, is not considered to generate a traffic demand which would result in any significant transport impact.</p>	<p>Yes Refer to Clause 7.3 within this report.</p>
Clause 4 Water Conservation	All fixtures and appliances to be 3 stars under the WELS system or better rated.	The development has incorporated water conservation principles into the design of the proposal.	Yes
Clause 5 Energy Conservation	Comply with the Energy Efficiency provisions within the BCA. Maximise natural light in buildings.	The development has incorporated energy conservation principles into the design of the proposal.	Yes
Clause 6 Landfill	Requirements for any cutting or filling of land.	Does not apply to cut/fill in conjunction with a development	N/A

		application for a building.	
Clause 7 Waste Disposal and re-use facilities	Waste Management Plan required for all developments.	Waste Management Plan provided. Appropriate conditions of consent will be imposed to ensure compliance with the Waste Management Plan.	Yes
Clause 8 Outdoor Advertising and Signage	Controls for any signage for all development.	The development proposes a freestanding 3 metre high pylon sign with illuminated Police symbol and fixed wall signs at the public entrance including the lettering "Liverpool Police" and the NSW Police crest, which are considered appropriate and necessary given the civic use of the site.	Yes
Part 4 – Development in the Liverpool City Centre			
2.1 Building Form			
Building to street alignment and setbacks	Street building alignment and street setbacks are to comply with Figure 3 which requires a nil setback.	Nil setback to George Street.	Yes
Street frontage height	The street frontage height of buildings must comply with the minimum and maximum heights above ground level as shown in Figure 5. Figure 5 requires a street frontage setback between 16-26m or 4-6 storeys.	The proposed building height will be 15 metres overall.	
Building depth and bulk	The maximum floor plate sizes and depth of buildings are to comply with figure 6 – maximum GFA per floor is 500sqm and maximum building depth is 18m. (Floor plate sizes and depths apply above street frontage height).	N/A as building is below the street frontage height.	
	The component of the building above the street frontage height is not to have a building length in excess of 45m.	N/A as building is below the street frontage height.	
Boundary setbacks and building depth and bulk	The minimum building setbacks are to comply with the following: Commercial core zone up to street frontage height - 0m side setback - 0m rear setback	Proposed building form complies with required setbacks.	
2.3 Site cover and deep soil zones			

Site coverage	Maximum site coverage for development in the B3 Commercial Core zone is 100%.	Site coverage for the development is 61.8%.	Yes
Deep soil zones	Deep soil zone planting required 15%.	Adequate soft landscaping is provided to the site as per corresponding DA-391/2012 for the courthouse.	
2.4 Landscape design			
Landscape areas	To be incorporated into accessible outdoor areas Landscape concept plan to be provided for long term maintenance.	The development complements the comprehensive landscape plan for the forecourt area to the Courthouse as approved under DA-391/2012.	Yes
3.0 Amenity			
Pedestrian permeability	Through links to be provided.	The proposal ensures pedestrian links are maintained.	Yes
Active street frontages and address	Active frontages to incorporate glazed entries and active uses.	Glazed entries are provided and the works to the Police Station will correspond with the works to the Courthouse with respect of the front forecourt area.	
Front Fences	Front fences to be designed to not present as a solid edge to the public domain.	No front fence is proposed as part of this development application.	
Safety and security	Ensure building design allows for passive surveillance.	Building design allows for passive surveillance with clearly defined spaces and incorporate 'safer by design' principles.	
	Provide clear lines of sight and well lit routes. Avoid creating blind corners and dark alcoves.	Clear sight lines and well lit routes are incorporated into the development.	
	Provide entrances which are visually prominent positions.	The main entrance is the only public entrance to the building. The Police Building Code requires building security to cover both the internal and external perimeter of police stations.	
Awnings	Weather protected entrances are required.	The proposed new entry to the Police Station features a tapered glass canopy as an extension of the foyer. The canopy will provide weather protection for people entering and leaving the building.	
Vehicle Footpath Crossings	No additional vehicle entry points permitted	Existing vehicular access via George Street remains unchanged.	

Building Exteriors	Articulate façades	The proposal presents an improved elevation to George Street with high quality materials to create a modern and appropriate streetscape presentation.	
	A materials sample and schedule is to be submitted	A materials and colour schedule has been submitted with the application.	
4.0 Traffic and Access			
Pedestrian access and mobility	Safe and equitable access to be provided for all persons.	The development ensures that accessibility is available as required by the Disability Discrimination Act.	Yes
Car Parking rates required.	Car parking for development within the Liverpool City Centre is prescribed by clause 7.3 of LLEP 2008.	Refer to assessment under Clause 7.3 of LLEP 2008 canvassed earlier in this report. The proposal is considered satisfactory in this regard.	
5.0 Environmental Management			
Energy and Water Efficiency	Provide for thermal comfort and performance. Provide water conservation measures.	The proposal is designed to achieve a 4.5 star NABERS Energy Base rating, and has taken into consideration energy and water conservation measures	Yes
Reflectivity	Buildings and façade should not result in glare or light reflectivity	Design elements are incorporated to ensure the building does not generate excessive glare or the like.	
Waste	Development application must be accompanied by waste management plan.	A waste management plan has been submitted for both construction stage and ongoing.	

As outlined in the table above, the proposal is generally consistent with the controls prescribed by the relevant components of Liverpool Development Control Plan 2008.

5.4 Section 79C(1)(a)(iv) – The Regulations

The EP&A Regulations 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). The proposal has demonstrated compliance with the BCA and is satisfactory in this regard.

5.5 Section 79C(1)(b) – The Likely Impacts of the Development

(a) Natural and Built Environment

The scale, presentation, and built form is considered appropriate with respect of the context of the site and the continued land use for the purposes of a public administration building. The development presents as a high quality architectural built form and does not result in any adverse impacts to the built environment as demonstrated in this report.

The development is not considered to result in unreasonable amenity impacts to surrounding lands, taking into account both existing and possible future development. The development will provide a positive contribution to the streetscape of George Street and overall to the Liverpool City Centre. The proposal is thus considered satisfactory with respect of the natural and built environment.

(b) Social and Economic Impacts

The proposed development will have a positive social and economic impact through the continued service to the community for civic purposes.

5.6 Section 79C(1)(c) – The Suitability of the Site for the Development

These matters have been considered in the assessment of the development application. The site is not known to be affected by any site constraints or other natural hazards likely to have a significant adverse impact on the proposed development.

The law enforcement and judicial uses associated with the Police Station along with the adjoining Courthouse are pertinent to the regional role of the Liverpool city centre. Accordingly, the site is considered suitable to accommodate the proposed development, being for alterations and additions to the existing Police Station, in the context of the site and locality.

5.7 Section 79C(1)(d) – Any submissions made in relation to the Development

(a) Internal Referrals

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

DEPARTMENT	COMMENTS
Landscape	Satisfactory, with recommended conditions.
Traffic Engineer	Satisfactory, with recommended conditions.
Heritage Officer	No objections raised and no conditions required.
Development Engineer	Satisfactory, with recommended conditions.
Building Surveyor	Satisfactory, with recommended conditions.

(b) Community Consultation

The development application has been advertised in accordance with Liverpool DCP 2008, Part 1.1. This included a notice placed on site and an advertisement in the local paper. The development application was advertised for a period of 14 days from 1 February 2012 to 16 February 2012. No submissions were received as a result of the public exhibition process.

5.8 Section 79C(1)(e) – The Public Interest

The proposal is a high quality design that provides improved areas within the Police Station and an updated presentation to George Street. The development will contribute to an improved streetscape in the locality and ensures the ongoing use of the site for civic purposes.

The development satisfactorily addresses the relevant planning objectives under all the applicable legislations, State Environmental Planning Policies, and Local Environmental Planning Controls. It is therefore considered that the proposal serves the broader public interest.

6. CONCLUSION

The application has been assessed having regard to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979, and the relevant Environmental Planning Instruments including the applicable State Environmental Planning Policies, Liverpool Local Environment Plan 2008, Liverpool Development Control Plan 2008, and the relevant codes and policies of Council.

The proposed development is generally consistent with the standards contained within Liverpool LEP 2008 as well as the controls contained within Liverpool DCP 2008. The proposed development for alterations and additions to the Liverpool Police Station will contribute to an improved

streetscape in the locality and ensures the ongoing use of the site for civic purposes.

Following detailed assessment of the proposal, the development application has been assessed on its merits and is considered satisfactory. Accordingly it is recommended that the development application be approved subject to conditions of consent.

6.1 Recommendation

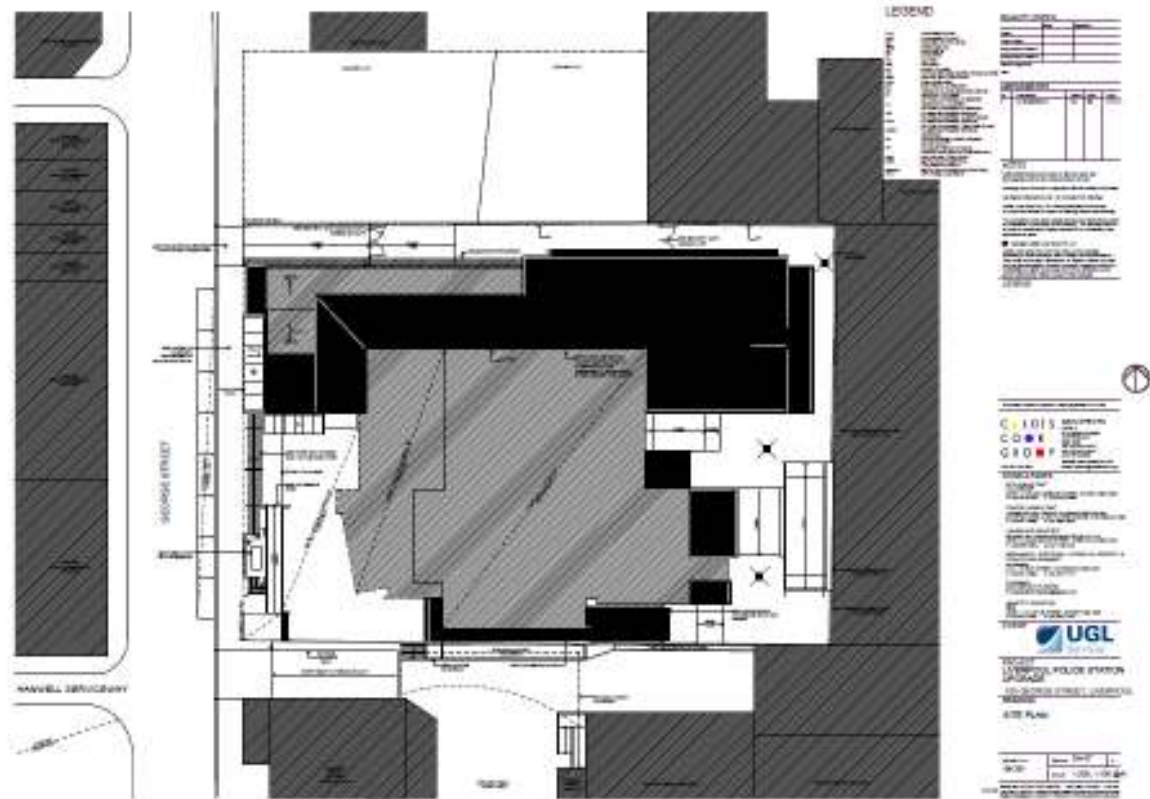
That Joint Regional Planning Panel Sydney West Region (JRPP) approve Development Application DA-586/2012 for alterations and additions to the existing Liverpool Police Station including partial demolition and excavation to construct a new basement car park at No. 150 George Street Liverpool, subject to the attached conditions.

7. ATTACHMENTS

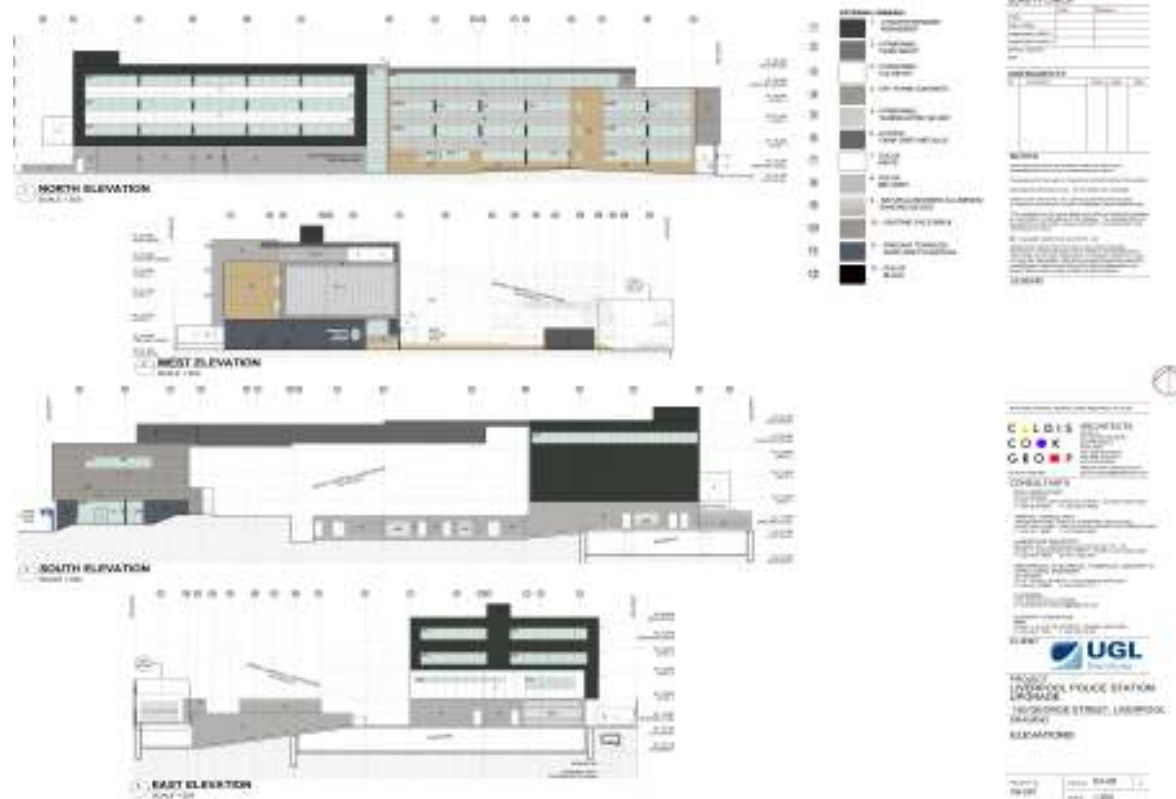
7.1 Plans of the proposal

7.2 Recommended conditions of consent

Site Plan



Elevations



Perspectives

