

JRPP Reference No.	2014SYW022
Application Number	DA-586/2012/A
Proposed Development	Modification to Development Consent 586/2012 pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979. Modification seeks to delete the fourth storey at the rear, alteration to the ground floor plan and brick wall, structural relocation of southern access stairs to the basement car park, installation of new main switch board, and a temporary van dock accessible to George Street during the construction of the approved development.
Property Description	LOT 1 IN DP 198602 150 GEORGE STREET, LIVERPOOL
Applicant	BROOKFIELD JOHNSON CONTROLS
Land Owner	DEPARTMENT OF ATTORNEY GENERAL AND JUSTICE
Capital Investment Value	N/A Section 96(2) Modification
Recommendation	Approval

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 (JRPP) for determination as the application is a Section 96(2) Modification of a Crown development consent which was originally determined by the JRPP due to capital investment value exceeding \$5,000,000.

1.2. The proposal

The application seeks consent for a modification to Development Consent 586/2012 pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979. The modification seeks to delete the fourth storey at the rear, alter the ground floor plan and brick wall, structural relocation of southern access stairs to the basement car park, installation of new main switch board, and a temporary van dock accessible to George Street during the construction of the approved development. The proposed works correspond with the alterations and additions to the adjoining Liverpool Courthouse approved and completed 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 15 January 2014 and 31 January 2014 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

The modification application has been assessed in accordance with the provisions of Section 96 and Section 79C of the Environmental Planning and Assessment Act 1979 (the Act). The application is considered to be acceptable and consistent with the provisions of the Act. The works as modified will contribute to the revitalisation of the Liverpool Police Station and correspond with the recently approved and completed alterations and additions to the adjoining Liverpool Courthouse.

The modifications are acceptable and are not considered to result in an unreasonable environmental impact and would remain substantially the same development as originally approved. On this basis, it is recommended that the Modification Application DA-586/2012/A be approved subject to the amended conditions of consent.

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.

3. DETAILS OF THE PROPOSAL

3.1 Background

The Sydney West JRPP resolved to approve DA-586/2012 at its meeting of 19 April 2012. Accordingly, Council granted consent on 4 May 2012 to 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. The proposed works sought to correspond with the alterations and additions to the adjoining Liverpool Courthouse approved under Development Consent DA-391/2012. It is noted the approved works to the adjoining Liverpool Courthouse have been completed.

The original approved development application DA-586/2012 comprised the following works:

- Partial demolition of the existing building;
- Excavation to construct a new basement carpark;
- Re-cladding the original building to complement the upgrade to the Courthouse;
- Construction of new lightweight fourth storey to the rear of the police station;
- New public entry from upgraded forecourt;
- Internal works and fitout to meet the functional requirements for current and future police force service delivery needs; and
- New van dock to the rear of the building.

3.2 Proposed modification

The application seeks consent for a modification to Development Consent 586/2012 pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979. The modification seeks to delete the fourth storey at the rear, alter the ground floor plan and brick wall, structural relocation of southern access stairs to the basement car park, installation of new main switch board, and a temporary van dock accessible to George Street during construction of the approved development. The proposed works correspond with the alterations and additions to the adjoining Liverpool Courthouse approved and completed under Development Consent DA-391/2012.

The modifications comprise the following:

- Deletion of the fourth storey at the rear of the existing building;
- Alterations to the approved ground floor plan to retain the existing manhole location;
- Removal of windows in existing ground floor brick wall on the northern elevation;
- Alteration of the proposed ground floor plan to include structural columns adjacent to the van dock;
- Relocation of southern access stairs to the basement car park;
- Installation of a new main switch board adjacent to the Courthouse;
- Installation of a temporary van dock directly accessed from George Street to be used during the upgrade of the Police Station; and
- The modified application seeks to extend construction hours to 24 hours a day seven days a week.

Deletion of fourth storey:

The original approved development incorporated the construction of a lightweight fourth storey above the original police building. This element has been deleted as part of this modification. The modification results in a reduction of gross floor area and building height and remains in compliance with Councils development standards and controls. There are no other changes to the site as a result of removal of the fourth floor element.



Figure 3: Original approved elevation showing fourth floor addition



Figure 4: Proposed modified elevation showing deletion of fourth floor

Installation of new main switch board:

An approved substation is to be constructed in the forecourt facing George Street. In order to supply power to both the Police Station and the Courthouse, a new main switch board is required to be built adjacent to the prisoner release corridor on the south-west corner of the Courthouse. The main switch board will supply power to the Courthouse and Police Station switch rooms. The location of the main switch board is not considered to have any adverse impacts on the overall design of the building.

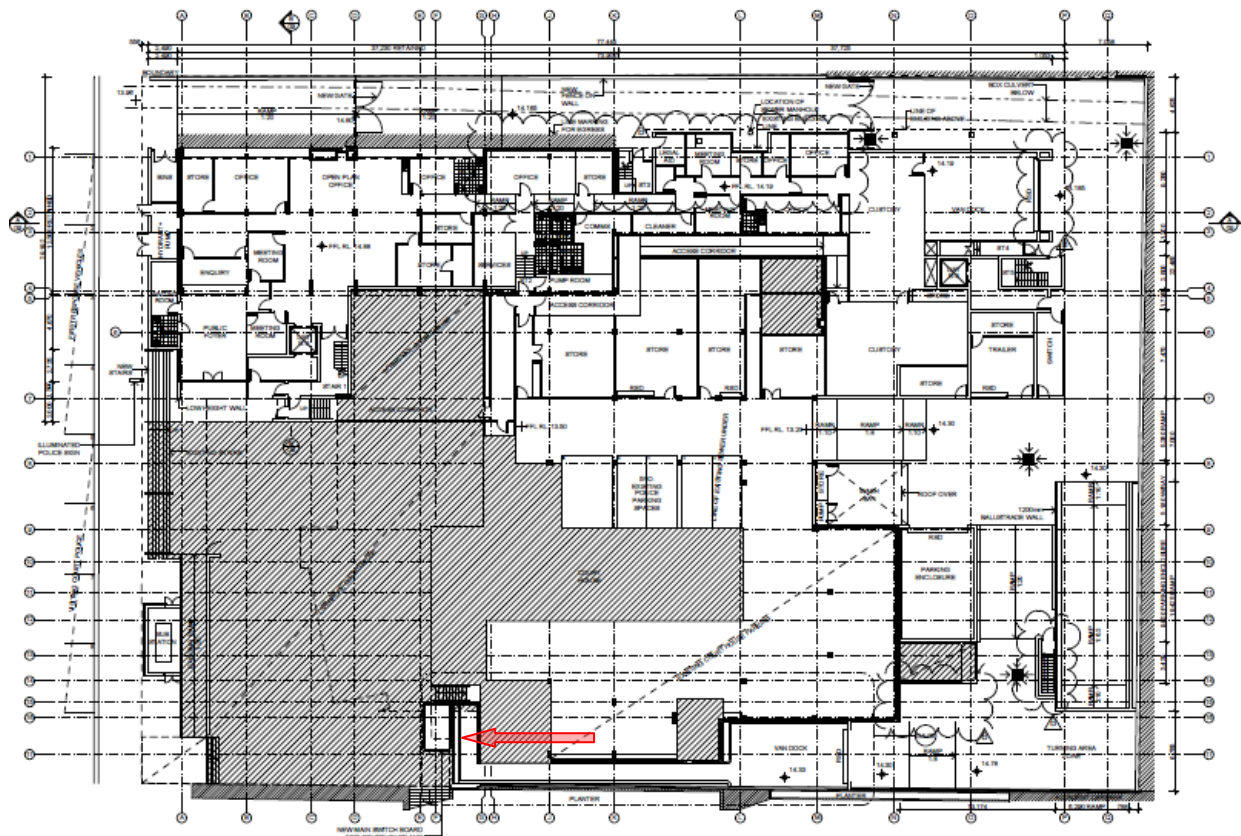


Figure 5: Location of main switch board shown via red arrow

Temporary van dock:

During the upgrade to the Police Station, a temporary van dock is required to be constructed for the Department of Corrective Services to ensure that the Courthouse remains operational. The applicant has indicated that this facility will be required for about 8 months. The temporary van dock is to be located within the existing forecourt, with access directly from George Street. The temporary

van dock will be connected to the holding cells of the Courthouse via the previously approved prisoner release corridor.

As the upgrade of the police station progresses, the temporary van dock will be replaced by the previously approved van dock on the south side of the Courthouse building. Due to the location of the van dock, vehicles will be unable to enter and exit the dock in a forward direction. A flashing light and siren will be installed to warn pedestrians of reversing vehicles. Pavement markings will also be made to the area of footpath crossed by vehicles. Councils Development Engineers raised no objection to the proposed temporary van dock.

The proposed RL of the temporary van dock is +14.010 which is 560mm below the RL recommended to avoid the 1 in 100 year flood level (RL +14.570) as there is insufficient space between the boundary and the van dock door position to place the floor level at RL +14.570. This floor level will require too many steps to connect to the prisoner release corridor, therefore it is proposed to use construction materials that will not be damaged by inundation of up to 500mm depth and to install a water tight door at the connection with the prisoner release corridor.

Councils flood engineers have reviewed the proposed amendments and provide the following assessment in this regard:

“The development site is located outside the Probable Maximum Flood (PMF) extent. The proposed developments do not have any impact on the mainstream flooding. A 3.66m wide Council drainage easement is located along the northern boundary within the site and Council’s trunk drainage pipes run through this easement. Stormwater conditions for DA-586/2012 were set by Council’s Land Development Section.”

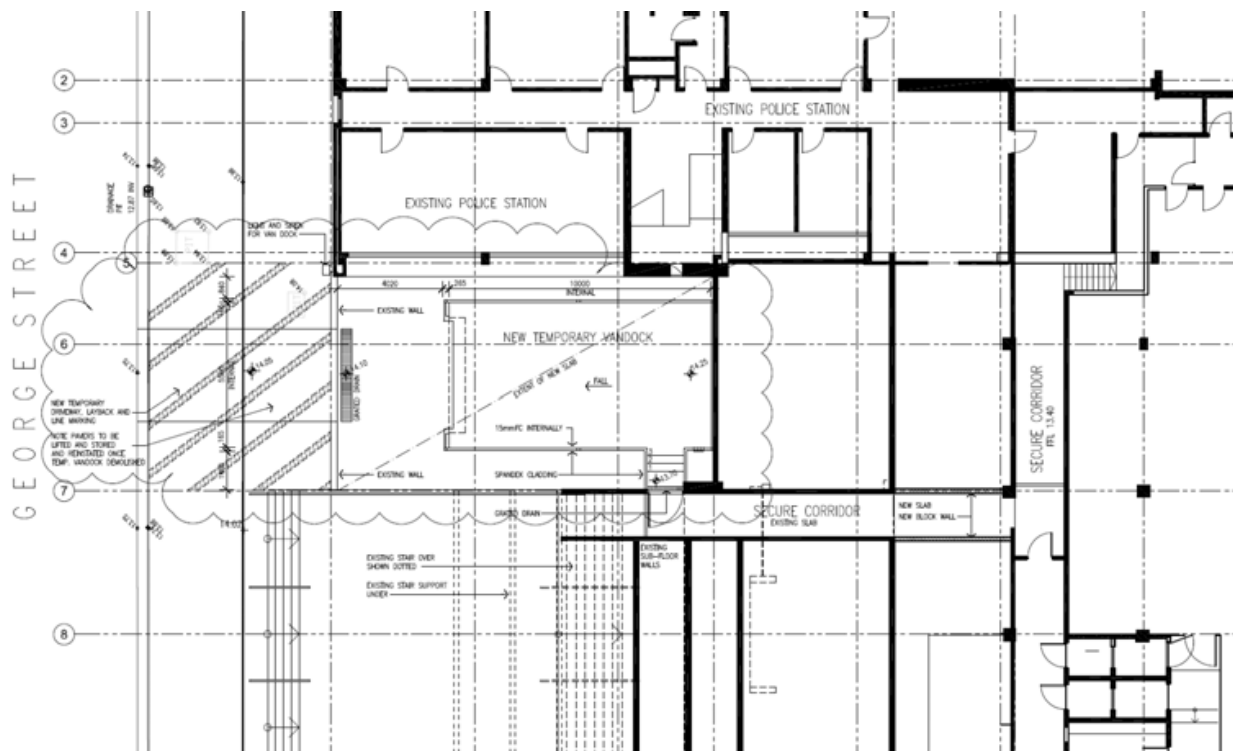


Figure 6: Plan of proposed temporary van dock.

24 Hour construction work:

It is proposed to extend hours of construction work to 24 hours/ day seven day a week. The upgrades to the Liverpool Courthouse were completed in April 2013 and as a result the Courthouse is now in use between 9am and 5pm Monday to Friday. To avoid disruption during court

proceedings, construction work on the police station will need to occur outside these hours. It is noted that there are no residences located within the vicinity of the Liverpool Police Station.

The applicant has submitted a construction noise and vibration management strategy to ensure any works causing noise or vibration do not effect nearby land uses. The strategy outlines requirements for noise monitoring and reporting, management of complaints, and measures to reduce impacts to adjoining land owners. Council's environmental health officers have reviewed the proposed modification to construction hours and raise no objections to the 24 hour requirement for construction works.

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 modified development remains a permissible land use within the B3 Commercial Core zone.

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

satisfactory.

Specifically:

- It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted;
- Council has taken into consideration such of the matters referred to in section 79C (1) as are of relevance to the development the subject of the application, which are assessed in detail further within this report;
- The proposed modifications will not alter the nature of the proposed development, being for alterations and additions to an existing public administration building;
- The modifications to the building are minor in nature with a minor reduction in gross floor area and building height;
- The overall building facade and materials remain consistent with the original approved development;
- The temporary van dock and 24 hour operation are temporary measures to facilitate efficient construction and service delivery for the functions of the Courthouse and Liverpool Police Station for the duration of works, and will be removed thereafter;
- The application was publicly exhibited for a period of fourteen days between 15 January 2014 and 31 January 2014 in accordance with Liverpool Development Control Plan 2008 and no submissions were received as a result of the public exhibition process.

Accordingly, Council as the consent authority is satisfied as to those matters contained under Section 96(2) of the Act, and therefore recommend the modification application be approved.

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

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

The development as modified is not in conflict with the objectives of the Plan which seeks to promote the protection of the Georges River Catchment. Appropriate conditions of consent have been provided within the original consent 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 original assessment of the development application demonstrated that the subject site was not 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 proposal as modified does not alter the assessment with regards to SEPP 55 requirements.

(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 as modified remains consistent with the objectives of the B3 Commercial Core zone as the development maintains the existing civic (public administration) land use which serves the local and wider community.

Clause 4.3 Height of buildings

The LLEP 2008 prescribes a maximum building height for the subject site of 100 metres. The development as modified proposes a maximum building height of 12.83 metres measured from natural ground level to match the Liverpool Courthouse building height. The proposal remains compliant 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 as modified proposes a floor space ratio of 1.46:1 calculated in accordance with the LLEP floor space ratio definition. The proposal remains compliant 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 proposal as modified remains acceptable from a heritage perspective and is not seen to unreasonably impact upon the heritage fabric of the Liverpool City Centre. The modified proposal is not of a scale or type that would trigger a requirement for a detailed Statement of Heritage Impact.

The modification application has been referred to Councils Heritage Officer and no objections were raised with respect of the proposed modifications. On this basis, it is considered that the proposal will not adversely impact the heritage significance of the nearby heritage item. The proposal therefore remains 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 as modified 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 as amended 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 thus remains 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 modified development does not result in any reduction of car parking provisions and remains substantially the same development as that which was originally approved. 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 modified 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. There are no substantial changes made to the proposal that would alter the assessment of the application against the relevant provisions of Clause 7.5 of the LEP.

Clause 7.8 Flood planning

This clause seeks to ensure that development will not adversely affect flood behaviour and increase the potential for flooding to detrimentally affect other development or properties. The subject site is not identified as being affected by flood risk under Councils current flood mapping. The applicant has indicated in their statement of environmental effects that the site is subject to the 1 in 100 year ARI storm events, however Councils flood engineers have reviewed the proposal and advise that the development site is located outside the Probable Maximum Flood (PMF) extent. In this regard, it is deemed that the proposed development does not have any impact on mainstream flooding and is satisfactory with respect of Clause 7.8 of the LEP.

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 relevant clauses which are applicable to the proposed modifications are summarised in the following table:

Standard	Requirement	Proposed	Complies
Part 1.1 – General Controls for all Development			
Clause 6 Water Cycle Management	Stormwater drainage concept plan required to be submitted.	A stormwater concept plan was submitted as part of the original application and was considered to be satisfactory by Council's development engineers subject to conditions.	Yes
Clause 9 Flooding Risk	Applies to flood prone land.	The subject site is not identified as flood prone land.	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 under the original development application to address demolition process.	Yes
Clause 17 Heritage	Applies to heritage items of land in the vicinity of a heritage site, conservation area or archaeological site.	The proposal as modified remains acceptable from a heritage perspective and is not seen to unreasonably impact upon the heritage fabric of the Liverpool City Centre. The modified proposal is not of a scale or type that would trigger a requirement for a detailed Statement of Heritage Impact. The modification application has been referred to Councils Heritage	Yes

		Officer and no objections were raised with respect of the proposed modifications.	
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 - 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 - 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 - 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 - 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>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 original development proposed 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>Yes Refer to Clause 7.3 within this report.</p>

	Transport Impact	<p>During the upgrade to the Police Station, a temporary van dock is required to be constructed for the Department of Corrective Services to ensure that the Courthouse remains operational. The applicant has indicated that this facility will be required for about 8 months. The temporary van dock is to be located within the existing forecourt, with access directly from George Street. The temporary van dock will be connected to the holding cells of the Courthouse via the previously approved prisoner release corridor.</p> <p>As the upgrade of the police station progresses the temporary van dock will be replaced by the previously approved van dock on the south side of the Courthouse building. Due to the location of the van dock, vehicles will be unable to enter and exit the dock in a forward direction. A flashing light and siren will be installed to warn pedestrians of reversing vehicles. Pavement markings will also be made to the area of footpath crossed by vehicles.</p> <p>The nature of the development, being for the refurbishment of an existing police station, is not considered to generate a traffic demand which would result in any significant transport impact.</p>	
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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 modified building height will be 12.83 metres overall.	
Building depth and bulk	The maximum floor plate sizes and depth of buildings are to comply	N/A as building is below the street frontage height.	

Boundary setbacks and building depth and bulk	<p>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).</p> <p>The component of the building above the street frontage height is not to have a building length in excess of 45m.</p> <p>The minimum building setbacks are to comply with the following:</p> <p>Commercial core zone up to street frontage height</p> <ul style="list-style-type: none"> - 0m side setback - 0m rear setback 	<p>N/A as building is below the street frontage height.</p> <p>Proposed building form complies with required setbacks.</p>	
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	<p>To be incorporated into accessible outdoor areas</p> <p>Landscape concept plan to be provided for long term maintenance.</p>	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.	

Awnings	<p>Provide clear lines of sight and well lit routes. Avoid creating blind corners and dark alcoves.</p> <p>Provide entrances which are visually prominent positions.</p> <p>Weather protected entrances are required.</p>	<p>Clear sight lines and well lit routes are incorporated into the development.</p> <p>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.</p> <p>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.</p>	
Vehicle Footpath Crossings	No additional vehicle entry points permitted	Existing vehicular access via George Street remains unchanged. Proposed temporary van dock is only anticipated for 8 months and will be removed thereafter.	
Building Exteriors	<p>Articulate façades</p> <p>A materials sample and schedule is to be submitted</p>	<p>The proposal presents an improved elevation to George Street with high quality materials to create a modern and appropriate streetscape presentation.</p> <p>A materials and colour schedule has been submitted with the application.</p>	
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 as modified 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 as modified 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 applicant has submitted a construction noise and vibration management strategy to ensure any works causing noise or vibration do not effect nearby land uses in relation to 24 hour construction works.

(b) Social and Economic Impacts

The development as modified 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.

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

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 between 15 January 2014 and 31 January 2014. No submissions were received as a result of the public exhibition process.

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

The proposal as modified remains 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 96(2) and 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 modification is generally consistent with the standards contained within Liverpool LEP 2008 as well as the controls contained within Liverpool DCP 2008. The development as modified 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 modification application has been assessed on its merits and is considered satisfactory. Accordingly it is recommended that the modification application be approved subject to modified conditions of consent.

6.1 Recommendation

That Joint Regional Planning Panel Sydney West Region (JRPP) approve Modification to Development Consent 586/2012 pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979 which seeks to delete the fourth storey at the rear, alter the ground floor plan and brick wall, structural relocation of southern access stairs to the basement car park, installation of new main switch board, and a temporary van dock accessible to George Street during the construction of the approved development, subject to the attached modified conditions of consent.

7. ATTACHMENTS

7.1 Plans of the proposal

7.2 Recommended conditions of consent

Perspectives



PERSPECTIVE
SCALE: NTS



STREETSCAPE (GEORGE STREET)
SCALE: NTS

QUALITY CHECK			
NO.	DESCRIPTION	DATE	STATUS
1	Check all dimensions and levels are correct and report any discrepancies to the client.		
2	Check all dimensions and levels are correct and report any discrepancies to the client.		
3	Check all dimensions and levels are correct and report any discrepancies to the client.		
4	Check all dimensions and levels are correct and report any discrepancies to the client.		
5	Check all dimensions and levels are correct and report any discrepancies to the client.		

AMENDMENTS			
NO.	DESCRIPTION	DATE	STATUS
1	Check all dimensions and levels are correct and report any discrepancies to the client.		
2	Check all dimensions and levels are correct and report any discrepancies to the client.		
3	Check all dimensions and levels are correct and report any discrepancies to the client.		
4	Check all dimensions and levels are correct and report any discrepancies to the client.		
5	Check all dimensions and levels are correct and report any discrepancies to the client.		

NOTES

1. All dimensions and levels are correct and report any discrepancies to the client.

2. All dimensions and levels are correct and report any discrepancies to the client.

3. All dimensions and levels are correct and report any discrepancies to the client.

4. All dimensions and levels are correct and report any discrepancies to the client.

5. All dimensions and levels are correct and report any discrepancies to the client.

LEGEND

CLIENT: Brookfield Johnson Controls

PROJECT: LIVERPOOL POLICE STATION UPGRADE

155 GEORGE STREET, LIVERPOOL

PERSPECTIVE AND STREETSCAPE

CONSULTANTS

ARCHITECTS: CILDIS ARCHITECTS

ENGINEERS: COOK & GROFF

PLANNING: [Name]

QUANTITY SURVEYOR: [Name]

CLIENT: Brookfield Johnson Controls

PROJECT: LIVERPOOL POLICE STATION UPGRADE

155 GEORGE STREET, LIVERPOOL

PERSPECTIVE AND STREETSCAPE

PROJECT NO: 09-291

DATE: 04-12-2019

SCALE: NTS

Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

Recommended Conditions of Consent:

A. THE DEVELOPMENT

Approved Plans

1. Development the subject of this determination notice must be carried out in accordance with the following plans/reports marked as follows:
 - (a) Architectural plans - Project No. 09-291 Sheets DA01-DA14 prepared by Caldis Cook Group Architects dated 07/12/2011, **except where modified by Architectural plans Project No. 09-291 Sheets DA00-DA15 Revision B, prepared by Caldis Cook Group Architects dated 02/12/2013.**
 - (b) Concept Stormwater Management Plan - Sheet SMP-01 Rev B dated 02/04/2012 and Soil erosion and sediment control plan Sheet SMP-02 Rev A dated 28/11/2011 prepared by Waterman.
 - (c) **Noise Management Strategy prepared by Brookfield Johnson Controls dated December 2013.**

Condition 1 amended per Modification Application DA-586/2012/A lodged on 3 December 2013 and approved on (date to be advised).

except where modified by the undermentioned conditions.

2. All aspects of construction shall comply with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:
 - (a) Complying with the Deemed to Satisfy Provisions; or
 - (b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

B. PRIOR TO COMMENCEMENT OF WORKS

The following conditions are to be complied with or addressed prior to commencement of works:

Fee Payments

3. Unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. For the calculation of payments such as Long Service Levy, the payment must be based on the value specified with the Development Application.

The following fees are applicable and payable:

- (a) Damage Inspection Fee – relevant where the cost of building work is greater than \$20,000.
- (b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve.
- (c) Long Service Levy – based on 0.35% of the cost of building work where the costing of building works is \$25,000 or more.

These fees are reviewed annually and will be calculated accordingly.

4. All fees associated with a road opening permit required for the connection, extension or amplification of any services within Council's road reserve must be paid to Council. A separate form must be submitted in conjunction with payment of the fees. The fees include the standard road opening permit fee and any restoration fees that may be required as a result of the works.

Dilapidation Report

5. A dilapidation report is to be undertaken. This shall include clear photos and descriptions of all existing Council infrastructure adjacent to the subject site. A copy of the dilapidation report shall be submitted to Council.

Permit to Carry out Works

6. A separate application for a permit to carry out works must be issued by Council for –
 - (a) A permit to carry out works in Council's drainage/recreation reserve or drainage easement, pursuant to Section 68 of the Local Government Act 1993. The work(s) in the drainage reserve/recreation reserve requiring a Council Section 68 permit being connection to the existing Council stormwater system.
 - (b) A Permit to carry out works in Council's road reserve, pursuant to Section 138 of the Roads Act 1993. The work(s) in the existing road reserve requiring a Council Section 138 permit being for paving of the full length of George Street frontage.
7. A traffic management plan is to be submitted to Liverpool City Council's Traffic Committee for approval. Works within the road reserve shall not commence until the traffic management plan has been approved.
8. The traffic management plan is to be prepared by an accredited designer and submitted to and stamp approved by Council via a standard Section 138 Roads Act Permit application available at Council's customer service counter. A copy of the stamped approved Roads Act Permit and traffic management plan is to be available on the works site for inspection at any time by an authorised Council officer.

Paving

9. Core Type paving is to be installed along the entire George Street frontage/s, as part of this development, in accordance with the Liverpool CBD Street Tree and Landscape Strategy and, The Liverpool CBD Streetscape and Paving Guidelines.

Detailed plans are required to be submitted to and approved by Council showing the proposed tree locations, species and planting sizes, paving location and layout, including references to the relevant details and specifications as contained in the abovementioned documents.

To ensure that the street tree planting size, quantity and quality is maintained throughout the Liverpool CBD, please contact Council's Senior Development Engineer on 1300 36 2170 for further information.

Driveways

10. Driveways are to conform to Council requirements for vehicle crossings as detailed in Council's specifications, The Liverpool CBD Streetscape & Paving Guidelines.
11. All driveways are to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into roads or swales, as appropriate, connecting into the major trunk drainage system.

12. Driveways entry points must be located clear of all utility services. It is recommended that discussion be held with the relevant authorities before construction works commence. Council does not accept any responsibility towards these services.

Stormwater

13. Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
14. A stormwater drainage plan, including hydraulic calculations based on a 1 in 100 year storm (ARI), is required. The plan must show how the stormwater generated by this site, and other inter-allotment overland flow water entering onto this site, is to be collected within the site and conveyed in a suitable pipeline to the most appropriate point of discharge as advised by Council.

This plan shall also show existing and proposed surface contours within the site and along its boundaries with immediately adjacent properties, and shall define overland flow paths for storms which exceed the capacity of the underground pipe system.

15. The storage tank of the pump-out system in the new basement carpark shall be sized to hold runoff from subsoil and ramp inflows for a one hours duration storm for a recurrence interval of 1 in 50 years AEP. Details shall be submitted to Council's Development Engineers for approval.
16. The pump-out system shall be independent of any gravity discharge lines except at the site boundary inspection pit, from which a connection may be permitted to gravity stormwater system.
17. Engineering details and manufacturer's specifications for pumps and switching system shall be submitted to Council's Development Engineers for approval.
18. No permanent structures shall be located within the 3.66m wide Council drainage easement other than the proposed gates.
19. The site surface levels are to be designed so that site surface stormwater is deflected away from buildings and neighbours boundary fences and does not cause nuisance or flooding of those areas for storm events less than a 1% AEP.
20. Prior to the commencement of works all Council drainage pipes within the site must be inspected using a CCTV camera by an experienced operator. Inspections are to be in accordance with the Conduit Inspection Reporting Code of Australia WSA 05-2006. Viewing and assessing of the video footage is to be undertaken by the Consulting Engineer and a certified report including the video footage is to be prepared and submitted to Council.
21. Paving of the full frontage of site on George Street and vehicular crossing at the entrance to the site over Council's footpath/pedestrian way shall be constructed in accordance with the Liverpool CBD Street Tree and Landscape Strategy and, The Liverpool CBD Streetscape and Paving Guidelines prior to occupation of the premises.
22. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer
23. Prior to the occupation of the premises all Council drainage pipes within the site must be inspected using a CCTV camera by an experienced operator to determine if any damage to Council pipes has occurred during construction. Inspections are to be in accordance with the Conduit Inspection Reporting Code of Australia WSA 05-2006. Viewing and assessing of the video footage is to be undertaken by the Consulting Engineer and a certified report including

the video footage is to be prepared and submitted to Council. Any defects found in the lines will need to be rectified to the satisfaction of Council

24. Erosion and sediment control measures shall be implemented in accordance with the requirements of Liverpool DCP and Council specifications. Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established.

Facilities

25. Toilet facilities must be available at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

Construction Requirements

26. Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed in compliance with Workcover authority requirements.
27. The applicant / builder shall be responsible to report to the Council any damage to Council's footpath and road carriageway as a consequence of demolition or excavation or building activities or delivery / departure of materials associated with this site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder / site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be organised with Council.
28. Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the manufacturer's details or by a practising structural engineer.
29. Structural supporting elements or bracing of the building must be designed and certified by a qualified chartered structural engineer having regard to supporting ground conditions.

Site Facilities

30. Adequate refuse disposal methods and builder's storage facilities shall be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.

C. DURING CONSTRUCTION

The following conditions are to be complied with or addressed during construction:

Hours of Construction Work and Deliveries

31. **Construction work/civil work/demolition work, including the delivery of materials, is permitted on the site 24 hours 7 days a week (Monday to Sunday) subject to**

compliance with the Noise Management Strategy submitted by Brookfield Johnson Controls dated December 2013.

Condition 31 amended per Modification Application DA-586/2012/A lodged on 3 December 2013 and approved on (date to be advised).

Security Fence

32. A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction.

Note. Fencing is not to be located on Council's reserve area.

Demolition Work

33. All demolition work is to be carried out in accordance with the requirements of AS 2601. Demolition is to be carried out strictly in accordance with the approved procedures and work plan.

Drainage

34. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
35. All roofwater is to be connected to the existing stormwater system.
36. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.

Traffic

37. All works within the road reserve are to be at the applicant's cost and all signage is to be in accordance with the RTA's Traffic Control at Worksites Manual and the RTA's Interim Guide to Signs and Markings.
38. If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be paid. If parking restrictions are in place, an application to have the restrictions moved will need to be made.
39. Notice must be given to Council's Transport Planning section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.

External

40. The reflectivity index of glass used in the external facade of the building is not to exceed 20%.

Graffiti

41. A graffiti resistant coating shall be applied to any structures that have frontage to a public area, for example a roadway, public reserve etc. Any graffiti carried out on the property during construction shall be removed, within 48 hours, at full cost to the owner/occupier of the site.

Erosion Control

42. Vehicular access to the site during construction shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways it shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.

Water Quality

43. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and there shall be measures in place in accordance with the approved erosion and sediment control plan.

Pollution Control

44. Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.
45. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

D. CONDITIONS RELATING TO USE

The following conditions relate to the ongoing use of the premises:

Vehicle Parking / Loading

46. **The operator of the development must not permit the reversing of vehicles onto or away from the road reserve, with the exception of garbage and recycling collection vehicles, as well as during the construction period, when the department of correctional services and NSW Police will need to reverse into the temporary van dock (located directly off George Street) during the works. After all construction work is completed, all vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with AS 2890.1 Parking Facilities – Off Street Car Parking.**

Condition 46 amended per Modification Application DA-586/2012/A lodged on 3 December 2013 and approved on (date to be advised).

Yours faithfully

Lina Kakish

Acting Manager Statutory Planning

ADVISORY

- a) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 82A of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within 6 months after the date on which the application is taken to have been determined.
- b) If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which the application is taken to have been determined.
- c) In accordance with Section 95 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within two (2) years of the date of this notice.
- d) The Planning Assessment Commission has not conducted a review of the application.
- e) These conditions are imposed to control development, having regard to Section 79C of the Environmental Planning and Assessment Act 1979.
- f) The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the developer should investigate their liability under the Act.
- g) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.
- h) "DIAL BEFORE YOU DIG" DIAL 1100
Before any excavation work starts, contractors and others should phone "Dial Before You Dig" service to access plans/information for underground pipes and cables.
www.dialbeforeyoudig.com.au
- i) The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required by other conditions of this consent.
- j) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain Salinity reports relating to some developments, no assessment may be made by Council in that regard. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential affect of Salinity to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction of any type affected by soil and or ground water Salinity.
- k) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- l) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.