



**NSW Police Force**

Liverpool City Council  
Level 2, 33 Moore Street  
LIVERPOOL NSW 2170

17<sup>th</sup> March 2014

To Whom It May Concern,

**Re: Modification Application to DA 586/2012/A**

This letter is to confirm that I, Aidan Hughes, Director of Finance and Business Services and nominated Authorised Representative of the Crown has reviewed the conditions as set out in the Modification Application to DA-586/2012/A.

Please accept this letter as confirmation of acknowledgement and acceptance of the conditions set out by Liverpool Local Council for the Modification Application to DA-586/2012/A.

Yours faithfully

Aidan Hughes  
Director  
Finance & Business Services

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NSW POLICE FORCE PROPERTY PORTFOLIO  
MANAGEMENT SERVICES CONTRACT

PRINCIPAL'S STANDARD APPROVAL

PPG Contact:	Con Patselis	Document ID:	173419
Contract Manager:	Bernard Quinlan	Work Stream:	Capital Works - Major
CM Representative:	Chris Klein	Project	Liverpool PS

Scope of Works:

Liverpool Council require the nominated representative of the Crown who is responsible for Liverpool PS to acknowledge and agree to the conditions set out in the Section 96 Modification Application.

BJC have confirmed both BJC and Caldis Cook Group (the principal design consultant) have reviewed the conditions and provided feedback to the Council, see BJC submission for further details.

BJC recommend PPG accept the attached conditions as they are very similar to the original DA conditions.

BJC have advised of the amendments, see below:

- Installation of temporary fencing & hoardings on the Liverpool Local Council easement (located adjacent the northern boundary). Temporary fencing and site establishment is now allowed on this easement during the construction period.
- Modifications to the Traffic consent for the duration of the construction period. This has been amended to allow for vehicles to reverse into the Temporary Van Dock.
- It should also be noted that Liverpool Council have approved for the site to be operational 24/7.

BJC have drafted a letter for Mr. Darryl Tuck to review and, if appropriate, sign as the nominated Crown delegate.

Method of Review:

Review of documentation provided by BJC Project Manager Sam Searle

Recommendation:

GHD support BJC recommendation on the basis that BJC and CCG have reviewed the conditions and recommend acceptance. GHD recommend PPG review the conditions with BJC's draft letter and, if appropriate, return the signed letter with this PSA.

Attachments:

Attachment A - BJC Submission  
Attachment B - Amended Conditions Section 96 Modification  
Attachment C - Draft Letter by BJC

Fee:

Not Applicable

Approval requested by

Section 1 - Contract Manager

Section 2 - Police Property Group Comments

I certify that this proposal is in accordance with the terms of the Contract and the Recommendation detailed above is supported.

Signed C. Klein

Name: Chris Klein

Position: Contract Manager Representative, GHD

Date 3 March 2014

Supported on the condition Item 22 and 36 are further explained and confirmed. Any rectification work required by Council regarding Council infrastructure may have substantial financial consequences. C. Patselis 3/3/14

Section 3 - Police Property Group

Section 4 - Police Finance and Business Services

Nominate Status APPROVED NOT APPROVED  
RECOMMENDED NOT RECOMMENDED

Nominate Status APPROVED NOT APPROVED

Signed Darryl Tuck

Name: Darryl Tuck

Position: Acting General Manager, Police Property Group

Date 10/3/14

Signed A. Hughes

Name: Aidan Hughes

Position: Director, Finance and Business Services

Date 19/3/14

Letter to be re-submitted for Mr Hughes signature.



## Michael Ing

---

**From:** Sam Searle <Sam.Searle@anz.brookfieldjci.com>  
**Sent:** Monday, 3 March 2014 2:34 PM  
**To:** PPG - Contract Manager - GHD  
**Cc:** Chris Klein; Craig Brooks  
**Subject:** RE: BJC-MCADV-000381: Liverpool Police Station- s96 Crown Consent Letter ACNXREF <OAp04sPo3HdWJKQBLhoY4>

**Categories:** Green Category

Michael,

BJCI recommend that PPG, as the nominated representatives of the Crown accept them.

The conditions outlined are very similar to the original DA conditions other than those that have been amended as outlined below.

All in all a good result I would have thought.

Regards,

Sam Searle  
Project Manager

Brookfield Johnson Controls  
Level 36, World Square,  
680 George Street, Sydney NSW 2000  
GPO Box 172, Sydney NSW 2001  
M/ +61 477 380 269

E/ [Sam.Searle@anz.BrookfieldJCI.com](mailto:Sam.Searle@anz.BrookfieldJCI.com) [au.linkedin.com/in/brookfieldjci](https://au.linkedin.com/in/brookfieldjci)

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**From:** PPG - Contract Manager - GHD [mailto:PPGContractManager@ghd.com]  
**Sent:** Monday, 3 March 2014 2:06 PM  
**To:** Sam Searle  
**Cc:** Chris Klein  
**Subject:** RE: BJC-MCADV-000381: Liverpool Police Station- s96 Crown Consent Letter ACNXREF<OAp04sPo3HdWJKQBLhoY4>

Hi Sam,

We understand you have reviewed the conditions and provided feedback.

We need to know if you support the conditions in the submission below, do you recommend PPG accept them?

attached the draft conditions from Liverpool Local Council.

Please note that Liverpool will not issue the draft conditions to the Joint Regional Planning Panel until they receive a letter from the nominated Crown delegate.

Please feel free to contact me should you have any questions, thanks.

Regards,

Sam Searle  
Project Manager

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**CONDITIONS:**

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies.

**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](http://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.