

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Francis Greenway Centre** on **Thursday 10 March 2016 at 6.00 pm**

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald, Sabrina Mamone and Peter Ristevski

**Apologies:** Mary-Lynne Taylor

**Declarations of Interest:** None

## Determination and Statement of Reasons

**2015SYW173 – Liverpool Council**, DA962/2015, Revitalisation of Bigge Park including demolition and provision of paths, lighting and retaining walls, removal of trees, renovation of the Rotary Clock, installation of water play area and irrigation works, provision of park furniture and landscape works, 124 Bigge Street, Liverpool, Lot 701 and 702 in DP 1056246 and Lot 394 in DP 752060.

**Date of determination:** 10 March 2016

### Decision:

The Panel unanimously determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

### Reasons for the panel decision:




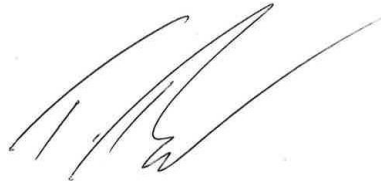
1. The proposed development will improve the presentation, utility and historical interpretation of Bigge Street Park, so providing an improved facility to the residents, workers and visitors within Liverpool CBD.
2. The proposed development subject to the conditions imposed adequately satisfies the relevant State Environmental Planning Instruments including SEPP 55- Remediation of Land and Greater Regional Environmental Plan No. 2 –Georges River Catchment.
3. The proposal adequately satisfies the provisions and objectives of Liverpool LEP 2008 and Liverpool DCP 2008.
4. Subject to the conditions imposed the proposed development will have no unacceptable impacts on the built or natural environments including value of the on-site heritage items and on site flora
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

**Conditions:** The development application was approved subject to the conditions recommended in the Council Assessment Report with the following changes –

Conditions 27, 36, 39 and 40 should be replaced with the following:

27. Prior to commencement of any works an inventory is to be undertaken of all plaques located within the park. The plaques are to be removed for storage and replaced at the completion of the works.
36. The Liverpool Township Monument, including the sandstone circle surrounding it, is to be removed and placed in appropriate storage during the works and is to be reinstated at the completion of the works.
39. The Heritage Day Plaque (currently located on a basalt rock) is to be stored in appropriate storage during the works and is to be reinstated following the completion of the works.
40. The Thomas Moore Plaque (currently located on the former drinking fountain) is to be stored in appropriate storage during the works and is to be reinstated following the completion of the works.

### Panel members:

		
<p><b>Paul Mitchell (Acting Chair)</b></p>	<p><b>Bruce McDonald</b></p>	<p><b>Sabrina Mamone</b></p>
		
<p><b>Peter Ristevski</b></p>		



## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – 2015SYW173, LGA – Liverpool Council, DA/962/2015</b>
2	<b>Proposed development:</b> DA962/2015, Revitalisation of Bigge Park including demolition and provision of paths, lighting and retaining walls, removal of trees, renovation of the Rotary Clock, installation of water play area and irrigation works, provision of park furniture and landscape works.
3	<b>Street address:</b> 124 Bigge Street, Liverpool, Lot 701 and 702 in DP 1056246 and Lot 394 in DP 752060.
4	<b>Applicant/Owner:</b> Liverpool Council/State Government – Crown Land
5	<b>Type of Regional development:</b> Capital investment value over \$5 million
6	<b>Relevant mandatory considerations</b> Environmental planning instruments: <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 - Remediation of Land</li> <li>• Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>• Liverpool Local Environmental Plan 2008</li> </ul> Draft environmental planning instruments: Nil <ul style="list-style-type: none"> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Liverpool Development Control Plan 2008: Part 1 – General Controls for all development, Part 4 – Development in the Liverpool City Centre.</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Nil</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 10 March 2016 - Site inspection and Final briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report