

## Liverpool Growth Centre precincts DCP 2013 - Compliance Table

Clause / Control	Requirement	Proposal	Complies?
2.0 Precinct Planning outcomes			
2.2 The Indicative Layout Plan	1. All development applications are to be generally in accordance with the Indicative Layout Plan.	The application proposes an alteration to the Austral and Leppington North ILP. Refer to Section 5.16.1 of the EIS for further discussion.	N
2.3 Site Analysis	2.3.1 Flooding	Refer the Civil Engineering Report and flood mapping provided at Annexure N and Annexure O for all relevant flood related compliance.	-
	2.3.2 Water cycle management	Refer to Civil Plans and the Civil Engineering Report and provided at Annexure M and Annexure M for all relevant details related to water cycle management.	-
	2.3.3 Salinity and soil management	Refer to Civil Plans and the Civil Engineering Report and provided at Annexure M and Annexure M for all relevant details related to salinity and soil management.	-
	2.3.4 Aboriginal and European heritage	Refer to the ACHAR report and the Historical Archaeological Report prepared by Tocomwall and provided at Annexure AA and Annexure BB for all relevant heritage details.	-
	2.3.5 Native vegetation and ecology	Refer to the Flora and Fauna Assessment prepared by Enviro Ecology and provided at Annexure G and the Arborist Report prepared by Jackson Nature Works and provided at Annexure H for all relevant details in regards to native vegetation and ecology.	-
	2.3.6 Bushfire hazard management	Refer to Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions provided at Annexure K for all relevant details in regards to bushfire hazard management.	-
	2.3.7 Site contamination	Refer to the Preliminary Site Investigation Report prepared by Geo-Logix and provided at Annexure W and Annexure X for all relevant details in regards to site contamination.	-

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	2.3.8 Development on and adjacent to electricity and gas easements	Schedule 1 of the DCP identifies an existing electricity easement along Fourth Avenue, adjoining the site. The use and upgrade of Fourth Avenue is proposed as part of this application. Refer to the Civil Engineering Plans and provided at Annexure N for all relevant details in regards to the proposed design of Fourth Avenue.	-
	2.3.9 Noise	Refer to Acoustic report prepared by Wilkinson Murray and provided at Annexure K for all relevant details in regards to Aboriginal heritage.	
2.5 Crime Prevention Through Environmental Design	6. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space, community facilities, commercial developments, mixed-use developments, and schools may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979.	Refer to Section 6.10 of the EIS for an assessment of the proposal against CPTED Principles.	Yes
2.6 Earthworks	2. The applicant is to demonstrate how the finished land levels will be integrated with nearby land and facilitate appropriate drainage.	Refer to the Civil Engineering Plans and provided at Annexure N for all relevant details in regards to earthworks.	-
3.0 Neighbourhood and Subdivision Design			
3.3 Movement Network	3.3.1 Street network layout and design 1. The design and construction of streets is to be consistent with the relevant typical designs in Figure 3-10 to Figure 3-14, Council's Engineering Specifications and Austroads.	The proposed street designs are consistent with the relevant typical design – refer to the submitted Civil Engineering Plans provided at Annexure N.	Yes
	5. Roads in the relevant Precinct are to be constructed in accordance with the hierarchy shown on the Precinct road hierarchy figure in the relevant Precinct Schedule.	The application proposes a change to the road layout to accommodate the senior school. Refer to Section 5.16.1 of the EIS for further discussion of the amendment to the ILP road layout.	-
	6. The locations and alignments of all roads are to be generally in accordance with the locations shown on the Precinct road hierarchy figure in the relevant Precinct Schedule.	As above.	-

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	<p>7. Where any variation to the residential street network indicated at the Precinct road hierarchy figure, is proposed, the alternative street network is to be designed to:</p> <ul style="list-style-type: none"> <li>• create a permeable network that is based on a modified grid system,</li> <li>• encourage walking and cycling,</li> <li>• minimise travel distances for all modes of transport,</li> <li>• maximise connectivity between residential areas and community facilities, open space and centres,</li> <li>• take account of topography and site drainage, and accommodate the retention of significant vegetation,</li> <li>• optimise solar access opportunities for dwellings,</li> <li>• provide frontage to and maximise surveillance of open space and drainage lands,</li> <li>• provide views and vistas to landscape features and visual connections to nodal points and centres,</li> <li>• maximise the effectiveness of water sensitive urban design measures,</li> <li>• ensure that noise impacts from major roads are considered and are able to be effectively mitigated without the use of noise walls.</li> <li>• minimise the use of cul-de-sacs. However, if required, they are to be designed in accordance with Council's Engineering Standards, and</li> <li>• comply with the requirements of Planning for Bushfire Protection 2006.</li> </ul>	Refer to Section 5.16 of this report.	Yes
	<p>8. Variations to the residential street network as permitted under control 7 above will only be approved by Council where the applicant can demonstrate to Council's satisfaction that the proposal:</p> <ul style="list-style-type: none"> <li>• will not detrimentally impact on access to adjoining properties,</li> <li>• provides for the management of stormwater to drain to Council's trunk drainage network, without negative impacts on other properties,</li> </ul>	As above.	Yes

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	<ul style="list-style-type: none"> <li>• will not impede the orderly development of adjoining properties in accordance with the relevant Precinct Plan and this Development Control Plan, and</li> <li>• does not restrict the ability to provide water, sewer, electricity and other essential services to the development or to development on adjoining properties.</li> </ul>		
	10. For changes to the proposed road system which Council considers major, Council may require a formal application for amendment to the DCP map before determining the application.	Noted.	-
4. Development in the residential zones			
4.4 Other development in residential areas	<b>4.4.1 General Requirements</b> 1. Site analysis information as required by clause 4.1 is to be submitted with all applications for nonresidential development in residential zones.	Refer to Section 8 of the EIS and the Design Analysis Report provided at Annexure F.	Yes
	2. Except as provided for in the specific controls below, non-residential development on residential zoned land is to be located on allotments that have a frontage width of greater than 15 metres.		
	3. Non-residential development on residential zoned land is to comply with the requirements of Clauses 4.1.2 to 4.1.4 and Clauses 4.2.9 and 4.2.10 of this DCP in relation to residential amenity and sustainable building design.	Refer to the EIS.	Yes
	7. The minimum landscaped area for non-residential development is 20% of the total site area of the allotment.	The landscaped area for the primary school is 38% and the landscaped area for the secondary school is 37%.	Yes
	8. Provision of car parking for non-residential uses will be assessed by Council on an individual basis, and with reference to standards that apply elsewhere in the Local Government Area, that may establish relevant parking requirements, but must be sufficient to meet demand generated by staff and visitors.	Refer to the Transport and Accessibility Assessment prepared by Traffix and submitted at Annexure I.	Yes

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	<p>11. Council will have particular regard to the effects of non-residential development in the residential zones. Council will consider whether:</p> <ul style="list-style-type: none"> <li>• the proposed development will be out of character with surrounding residential development, particularly in relation to the height and/or scale of any proposed buildings;</li> <li>• the proposed development will contribute to an undesirable clustering of that type of development, or non-residential uses in general, in the area;</li> <li>• an undesirable effect on the amenity of the surrounding area will be created;</li> <li>• the proposed use will draw patronage from areas outside of the surrounding neighbourhood, and the extent to which that patronage might impact on the amenity of residents through factors such as traffic generation, noise or the overall scale of the non-residential use;</li> <li>• a noise nuisance will be created;</li> <li>• the development will generate traffic out of keeping with the locality;</li> <li>• adequate facilities are provided for the purposes of parking, loading and deliveries;</li> <li>• adequate provision is made for access by disabled persons.</li> </ul>	Refer to Section 8 of the EIS.	Yes
	12. Non-residential development in residential zones should be similar in bulk, scale, height and siting to the surrounding buildings.	Refer to Section 5.6.6, 8.1, 8.2, 8.3, 8.4 and 8.5 for discussion.	Yes
	13. Finishes, materials, paving and landscaping are to be consistent with those of surrounding residential development.	The proposed finishes and materials are suitable for the subject site.	Yes
	<p>4.4.4 Educational Establishments and Places of Worship</p> <p>2. Places of public worship and educational establishments are preferably to be located on land with frontage to a collector road. Corner sites are preferred.</p>	Both schools have frontage to Gurner Avenue.	Yes

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	8. Development must be designed to minimise the possibility of noise impacts to the occupants of adjoining or neighbouring dwellings.	Refer to the Acoustic Report submitted with the application.	Yes
	9. Where it is likely that a development may cause an adverse noise impact on nearby residential areas, an acoustic report will be required to be submitted to council with the Development application,	As above.	Yes
	10. Development must comply with Office of Environment and Heritage noise guidelines in clause 4.2.9.	As above.	Yes
	11. Where appropriate, buffers should be put in place to limit noise impacts on the surrounding area. Extensive noise walls along most or all of a property boundary are not appropriate and other measures should be used to mitigate noise.	As above.	Yes
	12. Sources of noise such as garbage collection, machinery, parking areas and air conditioning plants are sited away from adjoining properties and screened/ insulated by walls or other acoustic treatment. Noise levels are not to exceed specified limits at the most affected point of the property boundary	As above.	Yes
	13. The general hours of operation for places of public worship and educational establishments are between 7am and 9pm.	The proposal complies with this.	Yes