

Consideration	Control	Proposed
Liverpool Growth Centres Precincts DCP 2013 – Sections 1 to 6		
Section 4.1 – Site Responsive Design		
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.		
4.1.2 Cut and fill	Maximum cut - 600mm.	N/A
	Retaining walls to be masonry and constructed wholly within the boundary of the site.	N/A
	Contaminated fill is not permitted.	Noted. No contaminated fill will be used on site. If the excavated area requires backfilling the required material will be restricted to: <ul style="list-style-type: none"> • Virgin excavated natural material (VENM) • Excavated natural material (ENM) or • Other material that is the subject of a resource recovery exemption
	Maximum height of voids within individual allotments: 3m	N/A
4.1.3 Sustainable building design	The majority of plant species are to be selected from the preferred species listed at Appendix C and indigenous species are preferred.	Yes. Vegetation comprises of a combination of native and exotic tree species, including those listed at Appendix C. This is outlined in the Landscape Concept Plan prepared by Umbaco Landscape Architects and is attached at Appendix F.
4.1.4 Salinity, sodicity and aggressivity	Comply with the Salinity Management Plan developed at the subdivision phase or at Appendix B.	Yes. A Salinity Assessment and Remedial Action has been prepared by Alliance Geotechnical. These address the relevant controls in Appendix B.
Section 4.1: For all non-residential development, the controls relating to lots with frontages greater than 15 metres in the following clauses of this DCP apply:		
Clause 4.2.1 Front Setbacks	4.5m to building facade line 3.5m to building façade fronting open space or drainage land 3.0m to articulation zone 2.0m to articulation zone fronting open space or drainage 5.5m to garage line and 1m behind the building line	Yes. The majority of buildings are consolidated in the centre of the subject site, which provides a greater setback from surrounding areas. The proposed hall building in the north of the site has an appropriate setback to Fourth Avenue and Eleventh Avenue through a landscaping buffer. This setback is 5m to the boundary line.
Clause 4.2.4 Side and rear setbacks	Side Setbacks: Ground Floor: 0.9m (Side A), 0.9m (Side B) Upper Floor: 0.9m (Side A), 1.5m (Side B) Rear setback: 4m (ground level) and 6m (upper levels)	Yes. Generous pathways and car parking on the eastern side of development provides appropriate setback to residential areas towards Edmondson Avenue.
Clause 4.2.5 Dwelling height, massing and siting	2 storeys (3rd storey subject to clause 4.2.5 (1))	Multiple school buildings will be developed up to three to four storeys. The proposed development has a maximum height of 20m. Despite the proposal exceeding the Height of Building development standard, as per clause 42 of the Education SEPP, development consent may be granted, without the need for a formal clause 4.6 variation.

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		The majority of the proposed buildings are in the centre of the site minimising visual impact, overshadowing and amenity of neighbouring properties.
Clause 4.2.8 Garages, storage, site access and parking	Front or rear loaded double and tandem garages permitted	N/A.
Site coverage	Maximum 60%	Yes. Refer to Architectural Plans (Appendix E).
Landscaped area	Minimum 20% of total site area	Yes. Refer to Landscape Plans (Appendix G)
4.4 Other development in residential areas		
4.4.1 General Requirements	<p>Non-residential development in residential zones should be similar in bulk, scale, height and siting to the surrounding buildings.</p> <p>Finishes, materials, paving and landscaping are to be consistent with those of surrounding residential development.</p> <p>Storage of materials and equipment is to be contained within internal storage areas or outdoor storage areas that are suitably screened, fenced and landscaped.</p>	<p>Yes. All buildings are consistent with building heights and form of the residential area.</p> <p>Landscaping is consistent with surrounding residential area using native vegetation and species.</p> <p>Materials and finishes complement the surrounding natural and built environment of Austral. Selected materials include:</p> <ul style="list-style-type: none"> • Fibre cement cladding • Aluminium blades • Timber cladding and screening • Off-form concrete • Face brickwork • Metal cladding • Plywood cladding <p>Storage of materials and equipment will be appropriately contained in outdoor storage areas that are screened, fenced and landscaped identified in Architectural Plans (Appendix E) and Landscape Plans (Appendix H).</p>
4.4.4 Other development in residential areas - Educational Establishments and Places of Public Worship		
Educational Establishments and Places of worship	Places of worship to be located within centres or co-located with other community facilities.	Yes. Proposed Place of worship is located on Eleventh Avenue near the proposed town centre of Austral within school boundaries.
	Preferably located on a collector road.	Yes. Tenth Avenue is identified as a collector road.
	<p>Consideration will be given to:</p> <ul style="list-style-type: none"> • the privacy and amenity of adjoining developments; • the need and adequacy for provision of buffer zones to surrounding residential development; • urban design; • location; • the size of the land where the development is proposed; 	<ul style="list-style-type: none"> • The proposal has been designed with regard to the privacy and amenity of neighbouring properties. • The proposed development minimises visual impact through strategic massing that consolidates the built form in the centre of the site responding to the scale of the surrounding development (existing and future). • The overshadowing impacts are minor to public spaces, private properties and internal spaces.

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	<ul style="list-style-type: none"> • traffic generation and the impacts of traffic on the road network and the amenity of nearby • residents; • the availability of parking • the scale of buildings and their capacity; and • Hours of operation. 	<ul style="list-style-type: none"> • Buffer zones are created as higher buildings are centrally located and screened by the outer-lying buildings, existing trees and proposed landscape buffers. • The location is permissible under the LEP and other statutory requirements. The proposal is for the redevelopment of an existing school close to the town centre of Austral catering for a future increase in population. • The size of the land is appropriate with a large amount of open space, sporting fields and play areas with buildings centrally located. • The urban design has prioritised the safety of children. The final concept plans will include design mitigation measures to minimise the potential occurrence of unwanted public/student interaction. • The Transport and Accessibility Impact Assessment report summarised the road network will be able to cater for the proposal, provided the proposed works to the surrounding street network are undertaken. • Approximately 317 parking spaces and 143 pick/up drop off spaces are proposed on site, which exceeds DCP requirements. All parking is proposed to be contained on site, with no street parking included as part of the proposal. • Hours of operation are consistent with this DCP. That is 10am – 9pm.
Traffic and transport	A traffic and transport report/statement is required.	Yes. A traffic and transport report/statement has been submitted with the application. Colston Budd Rogers & Kafes have prepared a Transport and Accessibility Impact Assessment (TIA) (Appendix Q) to respond to the detail set of SEARs.
Landscaping	A landscape plan is required.	Yes. A landscape plan has been submitted with the application outlining existing vegetation and community plant species, existing design elements of the site layout and the proposed landscaping treatment of the development.
Car Parking	Places of public worship: 1 space per 6 seats, plus 1 bicycle and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces. Schools: 1 space per staff member Plus 1 space per 100 students Plus	Yes. Approximately 317 parking spaces and 143 pick/up drop off spaces are proposed on site, which exceeds the requirements of this control. All parking is proposed to be contained on site, with no street parking included as part of the proposal.

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	<p>1 space per 5 students in Yr 12 (based on estimated capacity for year 12 students to be specified in the Development Application)</p> <p>A pick up / drop off facility of sufficient size to accommodate the forecast demand identified through a traffic and parking report. The resultant layout of the facility to be to the satisfaction of Council.</p>	
Noise	<p>Minimise noise impacts to occupants of adjoining dwellings.</p> <p>Must comply with Office of Environment and Heritage noise guidelines in Clause 4.2.9</p> <p>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.</p>	<p>Yes. A Noise and Vibration Impact Assessment has been undertaken by JHA Consulting Engineers. Following this assessment appropriate mitigation measures have been implemented.</p> <p>Yes. Service vehicles including garbage collection and deliveries will access the loading and waste collection area via the Fourth Avenue carpark.</p> <p>Appropriate screening will occur on site.</p>
Hours of operation	General hours of operation for places of public worship and educational establishments: 7am-9pm	Yes. The hours of operation will be consistent with this control.
Austral Precinct Schedule	None relevant.	