

## ATTACHMENT A – LIVERPOOL DEVELOPMENT CONTROL PLAN 2008 ASSESSMENT TABLES

The Liverpool Development Control Plan 2008 is applicable to the proposed development. The key controls are discussed in the following table:

Part 1 General Controls for all Development		
Control	Required	Comments
Section 2 – Tree Preservation	Consider impact of development on existing vegetation	13 trees on site. 9 trees to be removed. Replacement planting of approximately 28 trees proposed.
Section 3 – Landscaping and Incorporation of Existing Trees	Incorporation of existing trees into development where appropriate	4 existing trees to be retained on site.
Section 4 – Bushland and Habitat Preservation	Consider impact of development on bushland and habitats	Minimal impact on bushland and habitats, considering the location of the site.
Section 5 – Bushfire Risk	Land on or adjacent to bushfire prone land to comply with RFS requirements	Site is not bushfire prone
Section 6 – Water Cycle Management	Consideration of stormwater and drainage	Stormwater plans are considered satisfactory by Land Development Engineers. Standard Conditions imposed.
Section 7 – Development Near a Watercourse	Consideration of impact to riparian corridors	Development does not impact on the near watercourse as it is located a considerable distance from the Georges River.
Section 8 – Erosion and Sediment Control	Sediment Control Plan or Soil and Water Management Plan required	Sediment control details shown on plans.
Section 9 – Flooding Risk	Flood affectation of property to be considered	Flood impacts and stormwater plans reviewed by Council's Flooding Engineers and conditions have been imposed. Further details are in the body of the report.
Section 10 – Contaminated Land Risk	Previous use to be considered in assessing risk	A Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) has been provided and considered acceptable. Conditions of consent have been imposed to ensure that works are undertaken as indicated in the DSI and RAP and in addition a Site Validation report has been conditioned to be provided to Council prior to issue of an Occupation Certificate. All works are to be included in the site validation report.
Section 11 – Salinity Risk	Salinity Management response required for affected properties	To comply with BCA requirements.

Section 12 – Acid Sulfate Soils Risk	Affected properties to consider impact of development on soils	The site is identified as Class 2 and Class 5. No work that is below natural ground surface is proposed with this application.
Section 13 - Weeds	Noxious weeds to be removed as part of development where applicable	To be conditioned.
Section 14 – Demolition of Existing Developments	Appropriate measures proposed	Demolition details submitted and conditions of consent have been imposed.
Section 15 – Onsite Sewage Disposal	S68 Application required where connection to sewer not available	N/A
Section 16 & 17 – Aboriginal Archaeology, Heritage & Archaeological Sites	AHIA required where items of aboriginal archaeology exist	N/A
Section 20 – Car parking and access	1 space per 35sqm of office LFA  1 space per 75sqm factory/warehouse LFA  Warehouse developments of GFA >1000sqm: 1 space per 250sqm in GFA	161 spaces required.  The development proposes a total of 164 spaces.
Section 22 – Water Conservation	Non-residential developments to provide water efficiency measures	Conditions shall be imposed to provide water efficiency to industrial units.
Section 23 – Energy Efficiency	Non-residential developments to provide energy efficiency measures	Conditions shall be imposed to provide energy efficiency to industrial units.
Section 25 – Waste Management	Provisions relating to waste management during construction and on-going waste.	A waste management plan has been provided with the proposal and is to be conditioned to ensure appropriate measures are carried out to manage waste.
Section 26 - Outdoor Advertising and Signage	1. The height of pole or pylon signs from the ground level are to be in proportion with the scale of the subject and surrounding development.  2. A minimum clearance of 2.6m from ground level to the underside of the sign.	The pylon signs are consistent with the height of the proposed development and. The buildings reach a height of 13.7m and 12.3m respectively. The pylon signs reach a height of 12m and 6m. Refer to Advertising and Signage table in the body of the report for further details.

Part 7 Development in Industrial Areas			
Control	Requirement	Proposed	Comment
Site Area	Minimum site area of an allotment: 2,000m <sup>2</sup> .	Existing Site Area – 4.9ha.	Complies

Site Planning	Allow for the retention of significant trees and vegetation, particularly near the street frontage.	At least 4 existing trees will be retained throughout the site. .	Complies
	Development must be designed around the site attributes such as slope, existing vegetation and land capability.	The site is generally level.	Complies
Setbacks	Classified road: Front ground 18m 15m first floor Secondary 15m	Site does not front a classified road.	N/A
	Other streets: Front ground 10m 7.5m first floor Secondary 5m	10m to Alfred Road	Complies
Landscape	10% of the site is to be landscaped	The development achieves a landscaped area of 7.3%. The shortfall is mitigated by achievement of all other landscaping controls.	Acceptable on merit
	Smaller than 3,999sqm Landscape width for primary setback = 5m. And for secondary = 3m  Greater than 4000sqm Landscape width for Primary setback =10m. And secondary setback = 5m	10m width provided	N/A
Building Design	A development must use architectural elements to articulate facades and minimise large expanses of blank walls.	The new warehouses will be appropriately articulated.	Complies
	Entrance visible from street	All entrances are visible from the street and car parking area on site.	Complies
	Glazing shall not exceed reflectivity of 20%.	Condition of consent	Comply by Condition
	The administration office or showroom must be located at the front of the building.	Entry foyer office is located at the front of the site.	Complies
	Services must integrate with the architectural features of the building to which it is attached; or be sufficiently screened when viewed from the street and neighbouring residential zoned land.	Service areas including waste, recycling areas are proposed, and the waste/recycling area are not visible from the street.	Complies

Landscaping	Trees of at least 8m in height must be planted in the landscape area at a minimum rate of 1 tree per 30m <sup>2</sup> of the landscape area.	Existing Large Trees in the front setback being retained.	Complies
	The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 -1.8m) especially along paths and close to windows and doors.	Appropriate mix of planting provided	Complies
Fencing	Solid front fences must have a maximum height of 1.2m.	Appropriate fencing provided	Complies
	Front fences higher than 1.2m shall be consistent with the following: -Maximum height of 2m. -Transparent. -Dark colour.	Appropriate fencing provided	Complies
	Chain wire, metal sheeting, brushwood and electric fences are not permitted.	Appropriate fencing provided	Complies
	Fences should not prevent surveillance by the building's occupants of the main open or communal areas within the property or the street frontage.	Appropriate fencing provided	Complies
Car Parking and Access	<p>The layout of driveways to loading docks must enable heavy vehicles to:</p> <ul style="list-style-type: none"> <li>- Enter and exit the site in a forward direction.</li> <li>- Park within designated loading areas.</li> <li>- When possible, loading docks are to be located in areas that: <ul style="list-style-type: none"> <li>a) Are not exposed to public streets.</li> <li>b) Are generally separate from and do not interfere with car parking areas</li> </ul> </li> </ul>	This application was referred to the Council's traffic section. Traffic section reviewed the traffic report provided where proposed aisle widths to be adjusted to comply with Australian Standards (AS2890.1) This will be condition as recommended by the traffic section.	Comply with conditions.
	Car parking areas are to be landscaped to provide shade and reduce the visual impact of parked cars	Landscaped bays are provided between car parking spaces to provide shade and reduce the visual impact.	Complies
	Provide a 2.5m wide landscape bay between every 6 - 8 car spaces	2.5m wide landscaped bays are provided generally every 6-8 spaces with a minor exception in some cases, thus the proposal is generally compliant.	Complies

Amenity and Environmental Impact	External Industrial Activities - External processes in an industrial area and storage of materials will not be permitted along a Classified Road frontage or a road frontage opposite a residential area.	External storage area is not proposed with this application.	N/A
	Noise - In order to comply with the Protection of the Environment Operations Act 2008 it may be necessary to construct external works.	This application has been reviewed by Council's Environment & Health section (EH) and EH satisfy that there will not be any noise that does not comply with the proposal..	Complies
	Hours of Operation - development which would have an adverse impact on adjoining or nearby residential areas will be limited to 7 am to 6 pm Monday to Friday and 7 am to 12 pm on Saturday and no work to be undertaken on Sundays.	24 hours proposed. Acoustic report submitted demonstrating that amenity impacts will be minimised. Additional conditions have been imposed to ensure any use of the tenancies specified that may generate additional noise, traffic impacts outside of the approved noise and traffic report, will be required to submit a development application to council for assessment	Acceptable on merit
Site Services	Letterboxes and House Numbering 1. Letterboxes shall be located along the front boundary and be clearly visible and accessible from the street. 2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.	Letterboxes will be provided for the tenancies.	Comply by Condition
	Waste Management - to provide their own waste management services	Waste Management Plan has been submitted detailing proposed waste management through demolition, construction and operational stages of the development.	Complies

	Frontage works and damage to Council infrastructure - Where footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council.	Work is proposed on footpath and road shoulder. Additonla approvals for works on the road will be required and have been conditioned	Comply by Condition
	Electricity Sub Station -To provide an electricity substation at the front of the development adjacent to the street <u>frontage</u>	A Substation is proposed. The development was referred to Endeavour Energy which provided requirements and conditions for the construction of the substation.	Comply by Condition
Change of use of existing buildings	Development that will result in a significant impact on adjoining or nearby properties or on traffic movements may not be permitted.	<p>The proposed development remains for industrial use; however, the existing fuel service station and industrial warehousing are being removed and replaced with large industrial warehousing.</p> <p>Traffic generation is noted as being significantly reduced from current levels.</p> <p>Any future use of the tenancies that may generate additional noise and traffic outside of the parameters of the noise and traffic reports provided, will be required to submit a new development application with Council for assessment.</p>	Comply by Condition
	All buildings on site shall if needed be upgraded to comply with the Building Code of Australia.		
	Car parking and loading provisions need to be adjusted to suit the requirements of the DCP		
	If needed, adjustment, adjustment of access driveways may be required to suit the traffic generation for a new use.		
	If needed, the existing area of landscaping shall where possible be upgraded to the standard specified in the DCP		
	Any extension of hours outside the existing hours of operation or outside the hours of 6.00 am to 6.00 pm shall require consent from Council.		
	Any adjustments required to any Council infrastructure in conjunction with the change of use shall be at no cost to Council.		

The proposal is considered to be consistent with the key controls outlined in the Liverpool Development Control Plan 2008.