

ATTACHMENT B – 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	9 trees to be removed. Replacement planting of approximately 10 trees proposed as a buffer on boundary.
Section 3 – Landscaping and Incorporation of Existing Trees	Incorporation of existing trees into development where appropriate	11 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 partially bushfire prone, however no works are proposed within this area.
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) was previously undertaken for the Inglis Stables site under application DA-1077/2015 for bulk earthworks. As this assessment encompassed the entire site and included site validation approval, it is deemed that contamination has been addressed and does not require further assessment in this application.
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 4 and Class 5. No work that is

		proposed tat may impact on the water table is proposed.
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	Conditions of consent have been imposed requiring a suitably qualified persons to review the onsite sewage management and provided additional information for Council to review and approve.
Section 16 & 17 – Aboriginal Archaeology, Heritage & Archaeological Sites	AHIA required where items of aboriginal archaeology exist	The site is heritage listed as a Item 66 and the a Heritage Impact Statement was provided with the additonla information It has been revised by Council's heritage office and is supported.
Section 20 – Car parking and access	1 space per 35sqm of office LFA	29 spaces required for the offices. The development proposes a total of 54 additional car parking spaces to the easing hotel and at grade parking.
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.

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