**ATTACHMENT D: TABLE OF COMPLIANCE WITH LIVERPOOL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN**

| Control | Requirement | Proposal | Comply |
| --- | --- | --- | --- |
| 2.2 The Indicative Layout Plan | All development applications are to be generally in accordance with the Indicative Layout Plan. | The DA is consistent with the ILP. | Yes |
| 2.3.1 Flooding | This section controls relating to development on flood prone land | A stormwater management and flood report is submitted with the DA which is supported by Council’s flood engineer subject to recommended conditions. | Yes |
| 2.3.2 Water cycle management | This section contains controls relating to stormwater management. | A stormwater management plan and report is submitted with the DA which is supported by Council’s flood engineer and development engineer subject to recommended conditions. | Yes |
| 2.3.3 Salinity and soil management | This section contains controls relating to salinity and soil management. | The geotechnical report submitted with the DA finds the soils opt be non-saline.  A detailed contamination report submitted with the report finds the site is suitable for the proposed development subject to removal of some surface deposits of asbestos from previous demolitions.  An erosion and sediment control plan is submitted with the DA. | Yes |
| 2.3.4 Aboriginal / European heritage | This section contains controls relating to the management of Aboriginal heritage values and areas identified as European cultural heritage sites or archaeological sites. | Heritage reports submitted with the DA find there is no known heritage item on or around the site. | Yes |
| 2.3.5 Native vegetation and ecology | This section contains controls relating to the conservation and rehabilitation of native vegetation. | The DA includes removal of 87 trees from the site, and a landscape plan for planting of numerous new native trees and shrubs around the perimeter of the site and through the car parking areas.  The subject land is subject to biodiversity certification for development to be approved without further biodiversity assessment.  A condition of consent is recommended to retain an additional 4 trees with moderate to high landscape significance in the southern portion of the site fronting Fifteenth Avenue. | Yes |
| 2.3.6 Bushfire hazard management | This section contains controls relating to development on bushfire prone land. | The site is partly bushfire prone land and a bushfire assessment report is submitted with the DA. The RFS has made a submission with recommended conditions of consent which are included in the draft consent. | Yes |
| 2.3.7 Site contamination | This section contains controls relating to development on potentially contaminated land. | A detailed contamination report submitted with the report finds the site is suitable for the proposed development subject to removal of some surface deposits of asbestos from previous demolitions.  A condition of consent is recommended to require a hazardous materials survey and asbestos management & remediation plan to be prepared prior CC. | Yes |
| 2.3.8 Development on and adjacent to electricity and gas easements | Subdivision of land that is affected by easements and land adjacent to easements, as shown on Location of Easements figure in the relevant Precinct Schedule, is to be consistent with the controls in this part of the DCP, and any specific controls in the Precinct Schedule. | There is no electricity or gas easement on or adjacent to the site. | N/A |
| 2.3.9 Noise | Development Applications must be accompanied by an acoustic report where in a location shown on the Potential noise attenuation measures figure. | An acoustic assessment report is submitted with the DA. A condition of consent is recommended requiring the noise control measures in the report to be implemented in the development. | Yes |
| 2.3.10 Odour assessment and control | This section relates to land deemed by Council to be affected by an odour source. | An odour assessment is submitted with the DA which finds there is no odour source around the site that would impact the proposed development.  A condition of consent is recommended to require future stage DA/s for food & drink premises and for the service station to be accompanied by an odour assessment report. | Yes |
| 2.3.11 Air quality | This section contains controls relating to preserving air quality in relation to industrial and/or employment development. | The proposed warehouse use is not a significant air polluting activity.  Future stage DA/s for food & drink premises and for the service station are to be accompanied by an odour report.  A construction management plan that addresses management of dust and noise is required in the recommended conditions of consent. | Yes |
| 2.4 Demolition | All demolition work must comply with the Australian Standard AS2601 - 1991, The Demolition of Structures. | Compliance with the standard is recommended in a condition of consent. | Yes |
| 2.5 Crime Prevention through Environmental Design | This section contains controls relating to the principles of CPTED. | For the first stage warehouse development, the DA plans provide for passive surveillance with clear sight lines through the site and windows on building elevations, however the DA documentation does not include any further information on crime prevention through environmental design, safety or security such as access controls and territorial management and reinforcement.  A condition of consent is recommended for a site operational management plan to be submitted to Council that includes measures for site safety and security including through access controls, surveillance measures, and territorial management.  For the future stages of development involving food & drink premises and service station, a condition of consent is recommended requiring the future stage DA/s for the design and construction of the food & drink premises and service station to include a CPTED report. | Yes |
| 2.6 Earthworks | This section contains controls relating to earthworks | The DA includes an extent of earthworks cut and fill that are considered necessary and reasonably balanced to achieve the type of development permitted in the zone. The DA is supported by a geotechnical report, aboriginal heritage study, contamination report and erosion and sediment control plan that support the proposed earthworks. | Yes |
| Section 6 - Employment Lands Subdivision and Development Controls | | | |
| 6.2 Subdivision | This section contains controls regarding allotment sizes, orientations and orderly development. | The proposed subdivision in the DA is solely for the purposes of creating lots for part road dedications. | N/A |
| 6.3 Landscape Design | This section contains controls surrounding the landscaping to create a balance between built form and landscaped elements. | A landscape plan is submitted with the DA that includes planting of numerous native trees and shrubs around the perimeter of the site and through the car parking areas. | Yes |
| 6.4 Built Form and Streetscape | This section contains controls to provide appropriate setbacks and to create attractive streetscapes. | The proposed development includes landscaped setbacks in compliance with the DCP. However, this does not include a 7m setback from Fifteenth Ave after its widening. 7m or greater setbacks around the other site boundaries including from the boundary of the future ILP road on the northern and eastern sides. | Complies by Condition |
| 6.5 Ecologically Sustainable Development | This section contains controls to ensure that developments are environmentally sustainable in terms of energy and water use, and management of waste and discharge. | The assessment report for the DA provides a comprehensive assessment of environmental issues and demonstrates the DA plans and documentation together with recommended conditions of consent which include various environmental management plans and mitigation measures aimed at the proposed development to be ecologically sustainable.  The preparation of an overall Site Operational Management Plan is recommended as a condition of consent which is to address a range of ecologically sustainable matters including efficient energy and water use, stormwater management, and waste management.  Future DAs for the food and drink premises and the service station will also need to address the provisions for non-residential development in the new SEPP (Sustainable Buildings) 2022. | Yes |
| 6.6 Fencing, Signage and Lighting | This section contains controls surrounding Fencing, Signage and Lighting | The proposed development includes palisade fencing around site frontages on existing and future roads, and chain mesh security fencing on the western boundary with the adjoining industrial zone neighbour.  The proposed signage is included in the DA plans and generally consistent with the DCP provisions.  Lighting is not included in the DA documentation, and therefore a condition of consent is recommended to require a lighting plan for the development to be submitted prior to a CC for any building. | Yes |
| Section 6.7 Access and Parking | This section contains controls surrounding vehicular and pedestrian access to and from sites. | The vehicular and pedestrian access and parking arrangements are setback behind the minimum street front landscaped setbacks, and consistent with relevant standards and guidelines in the DCP. Access and parking arrangement are supported by Transport for NSW and Council’s traffic engineers. Conditions of consent are recommended to ensure key requirements for access, parking and internal traffic management are met. | Yes |
| 6.8 Waste Management | This section contains controls about waste disposals, storage and recycling. | A waste management plan is submitted with the DA. Council’s environmental health officer supports the DA. | Yes |
| 6.9 Safety and Surveillance | This section contains controls to ensure the safety of workers and visitors. | The preparation of a Site Operational Management Plan is recommended as a condition of consent which is to address the management of a number of prescribed items that have implications for the safety of workers and visitors on the site. | Yes |
| 6.10 Additional Land Use Controls | This section contains controls to enable the provision of neighbourhood shops in business and industrial zones which serve the  daily convenience needs of the local workforce, or for the benefit of the local workforce and businesses | The DA includes an economic impact assessment which demonstrates the proposed food & drink premises and service station serves the  needs of the workforce in the zone and in passing traffic to and from the Aerotropolis as well as local residents, and will not detrimentally affect the viability of any other centre within an existing or planned business zone in the area. | Yes |