

Report Attachment 1 – Liverpool Development Control Plan 2008 Compliance Tables

The modification proposal was assessed against Part 1 of the Liverpool Development Control Plan 2008 and the modification generates the following matters for consideration:

Part 1 General Controls for all Development			
Control	Requirement	Proposed	Comment
3. Landscaping and Incorporation of Existing Trees	Incorporation of existing trees into development where appropriate.	No changes to the approved tree removal are proposed. A landscape plan was submitted with a significant increase in landscaped area within the central part of the site.	Complies
5. Bushfire Risk	Land on or adjacent to bushfire prone land to comply with RFS requirements	The proposed modification application was accompanied by a bushfire report which was reviewed by NSW Rural Fire Service who have reissued General Terms of Approval.	Complies by Condition
6. Water Cycle Management	Consideration of stormwater and drainage	The proposed modification application was referred to Council's Land Development Engineering section who reviewed the stormwater management and drainage associated with the proposal, and are supportive, subject to amended conditions.	Complies by Condition
8. Erosion and Sediment Control	Sediment Control Plan or Soil and Water Management Plan required	Sediment and erosion control details submitted for the proposed modification. Impacts will continue to be controlled by standard conditions of consent.	Complies by Condition
9. Flooding	Flood affection of property to considered	The development site is partially affected by flooding from the Georges River in Probable Maximum Flood event. The proposed finished floor levels are sufficiently above the PMF level. Council's Flood Engineers have reviewed the modified	Complies by Condition

		proposal and are supportive, subject to conditions.	
10. Contaminated Land Risk	Previous use to be considered in assessing risk	A Stage 2 Detailed Site Assessment was submitted with the modification proposal. The report required a Remediation Action Plan be prepared, which the applicant provided. Council's Environmental Health Officers reviewed the RAP and are supportive, subject to conditions.	Complies by Condition
14. Demolition of Existing Developments	Appropriate demolition measures must be implemented	A demolition plan was submitted with the modification application with altered staging. Conditions imposed to ensure demolition complies with Australian Standards will be retained.	Complies by Condition
17. Heritage and Archaeology	Consideration of the impact on the heritage significance on any heritage buildings, sites, streetscapes, or areas.	<p>The site is listed as a heritage item for its social/cultural contributions to the development of the area and provision of service to elderly members of the LGA. Accordingly, the buildings are not heritage listed for their design or architectural significance/</p> <p>The heritage value of the item is retained through the continued use of the development as seniors housing.</p> <p>The proposal was referred to Council's heritage officer who is supportive.</p>	Complies
20. Car and Parking Access	<p>As per SEPP Housing 2021:</p> <ul style="list-style-type: none"> - 1 parking space for every 15 beds 	<p>The modified proposal includes 140 beds and 74 staff in total.</p> <p>47 Parking spaces are required.</p>	Complies

	<ul style="list-style-type: none"> - 1 parking space for every 2 employees who are on duty at the same time - 1 parking space for ambulance parking <p>As per LDCP 2008:</p> <ul style="list-style-type: none"> - 3 accessible spaces per 100 spaces for a health land use. 	<p>132 on-site parking spaces are proposed, including 4 accessible parking spaces (including 90 parking spaces already built in Stage 1).</p> <p>Ambulance parking is provided in a drop-off bay.</p> <p>The proposed modification was reviewed by Council's Traffic and Transport section who were supportive, subject to conditions.</p>	
25. Waste Disposal	A Waste Management Plan (WMP) shall be submitted with a Development Application for any relevant activities generating waste.	The waste management plan provided by the applicant indicates that the facility will be serviced by a private contractor. Council's waste management team have reviewed the waste management plan and are supportive, subject to conditions.	Complies by Condition
27. Social Impact Assessment	Social Impact Comment required for Childcare centres with more than 20 places.	A Social Impact Comment was required to be submitted with the proposed modification in accordance with Table 24. Council's Community Planner reviewed the Statement of Environmental Effects and Plan of Management and raised no objection.	Complies
29. Security and Safety	Application of CPTED principles.	CPTED measures were added to the basement corridors in response to comments from the Design Excellence Panel (see section below).	Complies by Condition

		Council's Urban Design section reviewed the application and were supportive, subject to conditions.	
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