



STATEMENT OF ENVIRONMENTAL EFFECTS

Excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works.

495 Fourth Avenue,
Austral

Prepared for: Fabcot Pty Ltd

REF. M230257

DATE: 21 June 2024





Contents

1.	INTRODUCTION	5
1.1	Overview	5
1.2	Supporting Documents	5
1.3	Purpose of Statement	6
2.	SITE ANALYSIS AND CONTEXT	7
2.1	The Site	7
2.2	Existing and Desired Future Character	9
2.3	Accessibility	10
2.4	Surrounding Development	10
3.	BACKGROUND.....	13
3.1	Site History	13
3.2	Design Development.....	13
4.	DESCRIPTION OF THE PROPOSAL	14
4.1	Overview	14
4.2	Excavation	14
4.3	Through-site Link and Public Piazza	14
4.4	Access and parking and Servicing	15
4.5	Building arrangement and configuration	15
4.6	Commercial and Retail Tenancies	16
4.7	Trees and Landscaping	16
4.8	Signage.....	17
4.9	Artwork.....	17
4.10	Water management	17
4.11	Operational Details	17
4.12	Project Data	17
5.	ENVIRONMENTAL PLANNING ASSESSMENT	19
5.1	Preamble	19
5.2	Statutory and Policy Compliance	19
	5.2.1 SEPP Resilience and Hazards 2021	19
	5.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021	20
	5.2.3 SEPP (Biodiversity and Conservation) 2021	20





5.2.4	SEPP (Industry and Employment) 2021	21
5.2.5	State Environmental Planning Policy (Precincts – Western Parkland City) 2021	26
5.2.6	Liverpool Growth Centre Precincts DCP.....	27
5.2.7	Indicative Layout Plan.....	27
5.2.8	Active Street Frontages	30
5.2.9	Vehicle Access	31
5.2.10	Liverpool DCP 2008.....	31
5.3	Impacts on Natural & Built Environment	31
5.3.1	Topography & Scenic Impacts	31
5.3.2	External Appearance & Design.....	32
5.3.3	Solar Access.....	34
5.3.4	Aural & Visual Privacy	34
5.3.5	Views	35
5.3.6	Flora & Fauna Impacts	35
5.3.7	Micro-climate Impacts.....	36
5.3.8	Water & Air Quality Impacts.....	36
5.3.9	Aboriginal Heritage	36
5.4	Economic & Social Impacts	36
5.5	The Suitability of the Site	37
5.5.1	Access to Services	37
5.5.2	Car Parking and Traffic.....	37
5.5.3	Hazards	38
5.6	The Public Interest	39
6.	CONCLUSION.....	41

FIGURES

Figure 1	Aerial image of the subject site and surrounds.....	7
Figure 2	Aerial image of the subject site and zoning (source: NSW Planning Portal)	8
Figure 3	Subject Site viewed from Fourth Avenue	9
Figure 4	Subject Site viewed from Gurner Avenue.....	9
Figure 5	Gurner Avenue Neighbourhood Centre – Desired Future Layout (Extract from DCP)	9
Figure 6	Indicative Layout Plan	9
Figure 7	Allotments to south of subject site	10
Figure 8	No. 510 Fourth Avenue	11





Figure 9 No. 90 Gurner Avenue	11
Figure 10 Existing Al-Faisal College to the north of the subject site.....	12
Figure 11 Proposed Master Plan for Primary and Secondary School (Source: PMDL)	12
Figure 12 Proposed signage	22
Figure 13 Gurner Avenue Neighbourhood Centre Layout	28
Figure 14 Excerpt of Land Reservation Acquisition Map (Site edged in red, neighbour edged in blue)	29
Figure 15 Perspective of proposed development from Gurner Avenue, as viewed from public piazza	33
Figure 16 Perspective of proposed development from through-site link within at-grade parking area.....	33
Figure 17 Bushfire Prone Land (Source: NSW Planning Portal)	39

TABLES

Table 1 Project Data	17
Table 2 Section 4.15 Matters for Consideration.....	19
Table 3 Chapter 3 Advertising and Signage Assessment.....	22
Table 4 Parking Provision	37

ANNEXURES

Annexure A. State Environmental Planning Policy (Western Parkland City) 2021 – Compliance Table	42
Annexure B. Liverpool Growth Centres DCP – Compliance Table.....	45





1. Introduction

1.1 OVERVIEW

This Statement of Environmental Effects ('Statement') has been prepared on behalf of *Fabcot Pty Ltd*, the Applicant for the proposed development. The Statement is to accompany a development application to Liverpool City Council ('Council') seeking consent for '*excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works*' at No. 495 Fourth Avenue, Austral ('site').

More specifically, the proposal will construct a commercial development comprising of commercial and retail tenancies (with two kiosks) and one anchor supermarket, with ancillary liquor tenancy and direct-to-boot service. In accordance with the intent of the Indicative Layout Plan (ILP), the design incorporates the provision of a public piazza orientated to Gurner Avenue, and a north-south through-site link. The through-site link is provided through the mall area, and also along the eastern boundary shared with the neighbouring property. The development also includes at-grade and basement parking for 348 spaces, including eight (8) accessible spaces, four (4) electric charging spaces and six (6) direct to boot spaces. The proposal will also provide 24 bicycle parking spaces and a shared loading bay.

This Statement demonstrates that the development meets the objectives of zone B1 Neighbourhood Centre and satisfies the relevant controls in the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP). Specifically, *Appendix 4 Liverpool Growth Centres Precinct Plan* applies to the subject site and has been considered in **Annexure A** of this Statement.

Further, this Statement evidences that the proposal generally aligns with the objectives and controls in the *Liverpool Growth Centres Precinct Development Control Plan* (LGC DCP), including *Schedule 1 Austral and Leppington North Precincts*, specifically, where the *Gurner Avenue Neighbour Centre* applies. As relevant, the *Liverpool Development Control Plan 2008* (LDCP 2008) has also been considered. Where there are variations to controls, these are justified throughout this Statement and the development remains consistent with the objectives of the controls.

1.2 SUPPORTING DOCUMENTS

This application is accompanied by the following supporting information:

- Architectural Plan Package – prepared by *Clarke Hopkins Clarke*;
- Design Report – prepared by *Clarke Hopkins Clarke*;
- Survey – prepared by *SDG*;
- Landscape Plan – prepared by *Ground Ink*;
- Bushfire Report – prepared by *ABPP*;
- Civil and Road Works – prepared by *Henry & Hymas*;
- BCA Report – prepared by *Hontas, Hatzi & Co*;
- Access Report – prepared by *Hontas, Hatzi & Co*;
- Essential Services Report – prepared by *Henry & Hymas, Power Solutions* and *Northrop*;



- Acoustic Report – prepared by *Acoustic Dynamic*;
- Waste Management Plan – prepared by *Salt3*;
- Traffic Report – prepared by *Colston Budd Rogers & Kafes*;
- Geotechnical Report – prepared by *Geotesta*;
- Preliminary Site Investigation Report – prepared by *Geotesta*;
- ESD Report – prepared by *Northrop*;
- Aboriginal Heritage Assessment – prepared by *Austral Archaeology*;
- Odour Assessment – prepared by *Todoroski Air Sciences*;
- Crime Risk Assessment Report – prepared by *Planning Ingenuity*;
- Social Impact Assessment – prepared by *Planning Ingenuity*, and
- Quantity Surveyors Report – prepared by *TCubed Consulting*.

1.3 PURPOSE OF STATEMENT

The purpose of this Statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of Section 4.15 of the *Environmental Planning & Assessment Act, 1979* (EP&A Act).

This Statement has been divided into six sections. The remaining sections include an analysis of the site and locality; a description of relevant background information; a description of the proposal; an environmental planning assessment pursuant to Section 4.15 of the EP&A Act; and a conclusion.





2. Site Analysis and Context

2.1 THE SITE

The subject site is known as No. 495 Fourth Avenue, Austral and has a legal description of Lot 121 in DP 1220414 which has a total site area of 1.192 hectares or 11,192m². The location of the site is shown edged in red, per the aerial image provided at **Figure 1**



Figure 1 Aerial image of the subject site and surrounds

The zoning of the subject site is demonstrated in **Figure 2** below. The site is zoned B1 Neighbourhood Centre land, as is the neighbouring property to the east, with RE1 Public Recreation and R3 Medium Density Residential zoned land to the south and west.

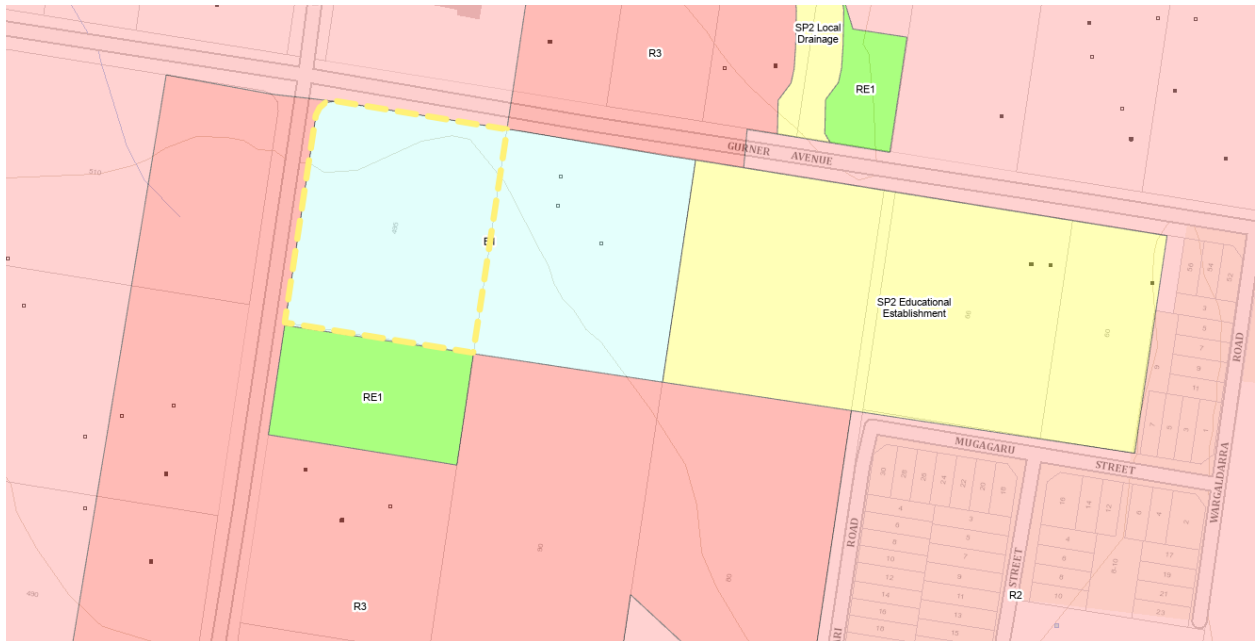


Figure 2 Aerial image of the subject site and zoning (source: NSW Planning Portal)

The site is regular in shape with a western frontage of 109.7m to Fourth Avenue and northern frontage of 91.5m to Gurner Avenue. The site has an eastern boundary (shared with No. 90 Gurner Avenue) of 118.7m and a southern boundary of 100.5m. The site has a total area of 1.192 hectares or 11,192m².

The site falls from the southern to northern boundary by approximately 7m across the length of the site and currently contains a dual frontage to both Fourth Avenue and Gurner Avenue. However, as part of the Precinct's Indicative Layout Plan (ILP) an additional roadway will be provided along the southern boundary which will provide a third streetscape frontage. Furthermore, the ILP indicates the provision of a town square in the north-eastern corner of the site and pedestrian through-site link along the eastern (side) boundary. The site is currently vacant and contains sparse vegetation.

In addition to the above, the site is affected by bushfire prone land as discussed under Section 5.5.3 of this Statement. The site is also located within the Kemps Creek Catchment in which the proposal has been designed to respond to the relevant requirements.

The site as viewed from Fourth Avenue and Gurner Avenue is illustrated in **Figures 3 and 4** below.



Figure 3 Subject Site viewed from Fourth Avenue



Figure 4 Subject Site viewed from Gurner Avenue

2.2 EXISTING AND DESIRED FUTURE CHARACTER

The subject site is located within the B1 Neighbourhood Centre zone which is anticipated to accommodate a significant increase in density in accordance with the Western Parkland City SEPP. The site is located within the Austral Precinct, specifically, the Gurner Avenue Neighbourhood Centre, which is expected to undergo a significant transformation as a result of the adopted planning controls, including the zoning, building height and building envelope.

The subject site, which is identified within the Gurner Avenue Neighbourhood Centre, envisages the provision of a built form with active street frontages to the street boundaries and a public piazza with pedestrian through-site link (**Figure 5**). In accordance with the ILP, an additional roadway is required along the southern boundary, however does not form part of this application and is to be constructed by the neighbouring property (**Figure 6**). As discussed in this Statement, the proposal is considered to achieve the desired objectives per the Western Parkland City SEPP (Chapter 3, Appendix 4) and Growth Centre DCP, to provide a high quality, contemporary built form.

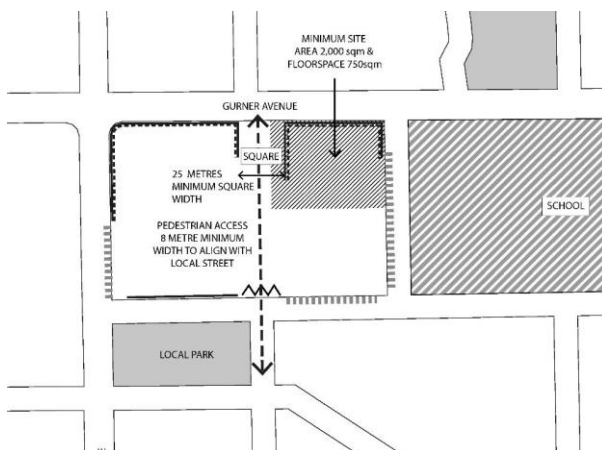


Figure 5 Gurner Avenue Neighbourhood Centre – Desired Future Layout (Extract from DCP)

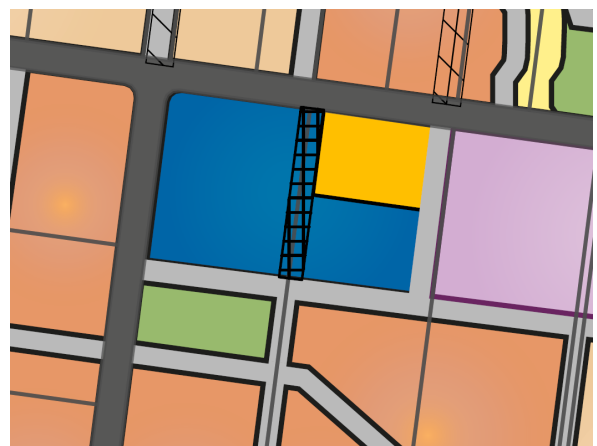


Figure 6 Indicative Layout Plan

Currently, the locality generally consists of low-density residential dwellings, open farmland spaces and rural structures. The site is also within proximity to Al-Faisal College to the north of the subject site, which is to undergo further



expansion. As is evident, the existing character of the locality does not reflect the desired future character as is anticipated by the relevant controls. The preparation and implemented of the Western Parkland City SEPP anticipates an increased density of development along Gurner and Fourth Avenue, with the subject site identified as a key nodal centre within the locality. Given the site's strategic location, the proposed development (as discussed in this Statement) reflects the desired future bulk, scale and character of development as is anticipated.

2.3 ACCESSIBILITY

The abovementioned increase in density is a direct result of the site's strategic location and B1 Neighbourhood Centre zoning. Specifically, the site is situated opposite the Al-Faisal College, and amongst R3 Medium Density Residential and R2 Low Density Residential zones. The desired increase in density on-site and within the neighbouring properties directly reflects strategic location of the site. The objectives of the Gurner Avenue Neighbourhood Centre seeks to encourage the provision of a high quality precinct which provides access to shopping, employment and services for residents in which the proposal will actively satisfy. The development (as discussed in this Statement) seeks to encourage dual purpose trips and a degree of active transport (walking and cycling) for residents and workers who reside in the immediate and wider locality.

2.4 SURROUNDING DEVELOPMENT

Directly to the south of the site is RE1 Public Recreation zoned land, with R3 Medium Density Residential land further to the south. Per the ILP, this includes two local roadways running in an east-west direction as accessed from Fourth Avenue. These parcels of land are currently vacant, with a single residential dwelling located on the southern end of No. 495 Fourth Avenue (**Figure 7**). Further adjoining this boundary, at No. 485 Fourth Avenue, also contains a single residential dwelling.



Figure 7 Allotments to south of subject site

To the west of the subject site and on the opposite side of Fourth Avenue is No. 510 Fourth Avenue which contains an open grass field and residential structures to the far west (**Figure 8**). Of relevance, this land is zoned R3 Medium Density Residential where it directly adjoins the street, with R2 Low Density Residential zoned land further to the west.





Figure 8 No. 510 Fourth Avenue

Adjoining the subject site to the east is a similarly zoned B1 Neighbourhood Centre at No. 90 Gurner Avenue which forms part of the Gurner Avenue Neighbourhood Centre per the DCP and ILP. Where this property adjoins the subject site, a public piazza, pedestrian through-site link and community centre (to be acquired by Council) are required as is proposed as part of this application. The neighbouring property is currently occupied by a residential dwelling, ancillary structures and is interspersed with vegetation (**Figure 9**).



Figure 9 No. 90 Gurner Avenue

To the north of the subject site and on the opposite side of Gurner Avenue is the existing Al-Faisal College (**Figure 10**). Further to the east, adjoining No. 90 Gurner Avenue is No. 80 Gurner Avenue, which is proposed to accommodate an expansion of the Al-Faisal College. This is currently under assessment for a State Significant Development (SSD-10445) which seeks to redevelop the existing school to the north and propose the construction of a new secondary school to the east (**Figure 11**). The proposal will increase the number of students to a maximum of 5,460, including 2,940 primary and 2,520 secondary school students. It should also be noted that the Al-Faisal College is to deliver a roundabout at the intersection of Gurner Avenue and Fourth Avenue, in addition to a children's crossing on Gurner Avenue.



Figure 10 Existing Al-Faisal College to the north of the subject site



Figure 11 Proposed Master Plan for Primary and Secondary School (Source: PMDL)



3. Background

3.1 SITE HISTORY

DA-829/2022 was lodged with Liverpool City Council and was withdrawn on 2 August 2023. The application was for the *'Excavation and construction of a mixed-use development involving the provision of commercial premises, a supermarket and residential apartments above three levels of basement parking with associated landscaping at 495 Fourth Avenue, Austral. The residential flat building comprises of 174 apartments: 26 x one bedroom, 113 x 2 bedroom and 35 x three bedroom – 18 of which are adaptable'*.

3.2 DESIGN DEVELOPMENT

The proposed scheme has been developed following a detailed site analysis, examination of various built form solutions and has undergone a number of iterations in order to achieve the best possible outcome for the site. The iterations have taken into consideration the following:

- Reducing potential adverse impacts to the surrounding locality;
- Providing a high-quality built form to contribute to the urban environment and public domain;
- The suitable provision and layout of tenancies;
- Amenity for future occupants;
- Safety and access for pedestrians and vehicles;
- Operational efficiency of the development;
- Flexibility in design of neighbouring properties.

Testing of the built form has been critical in accordance with the DCP per the Gurner Avenue Neighbourhood Centre. Given the topography, size of the site, multiple street frontages and relationship to the surrounding locality (namely the neighbouring B1 zoned land), the proposal has been designed in a manner to ensure compatibility with the desired character of the locality. The proposal will not preclude future development on the property to the east and will ensure the amenity of existing and future developments will be appropriately retained.





4. Description of the Proposal

4.1 OVERVIEW

This application proposes the excavation and the subsequent construction of a commercial development involving the provision of an anchor supermarket (with ancillary liquor tenancy and direct-to-boot service), commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works. The proposed built form is one to three storeys in height and is designed to activate and improve the public domain. The fit out and use of the commercial and retail tenancies will form part of separate applications.

Integrated into the development is a public piazza orientated to Gurner Avenue, with north-south 'through-site link' which provides pedestrian access to the future unnamed southern road via the at-grade carpark. The through-site link is provided via the mall and along the eastern (side) boundary. The at-grade parking area is orientated to the future unnamed southern road and will provide for 91 car parking spaces and 4 accessible spaces. The basement carpark contains 257 parking spaces, including 4 accessible, 4 electric charging spaces and 6 direct to boot spaces (DTB). A loading bay is also provided as accessed from Fourth Avenue.

The proposed development is depicted on the plans prepared by *Clarke Hopkins Clarke*, which are included with the development application and described in detail below.

4.2 EXCAVATION

There are no existing buildings on site and therefore no demolition is proposed.

Earthworks are proposed in order to enable redevelopment of the site. The extent and degree of excavation has been reduced where practicable to maintain the topography of the site as it relates to the neighbouring properties and the public domain. Throughout the site, the excavation will enable the provision of the following:

- At-grade and basement parking area;
- Building pads and ancillary structures;
- Vehicular access from Fourth Avenue and Gurner Avenue; and
- Pedestrian access from the public domain and throughout the site.

A Geotechnical Report prepared by *Geotesta* accompanies the application and provides details of geological conditions on the site and recommendations for the excavation.

4.3 THROUGH-SITE LINK AND PUBLIC PIAZZA

As detailed under Section 4.1, the proposal provides a north-south pedestrian through-site link and public piazza. The following is noted:

- *North-south through-site link*; This provides access from Gurner Avenue to the future ILP roadway and RE1 public open spaces. This element is activated through the public piazza, building entries and numerous tenancies. The through-site link is designed so that it traverses both the mall area and runs along the eastern (side) boundary; and



- *Public Piazza*; This directly fronts Gurner Avenue as required by the ILP and is shared with the property to the east. This element is activated by various tenancies, the building entry, landscaping and will be a key feature of the site.

4.4 ACCESS AND PARKING AND SERVICING

The proposal will seek to provide on-site and basement parking for a total of 348 vehicles. This will include 8 accessible spaces, 4 electric vehicle charging spaces and 6 direct to boot spaces. The proposal will also provide for 24 bicycle spaces throughout the site.

Vehicular ingress and egress to the on-site at-grade and basement parking area is provided via a vehicular cross over from Fourth Avenue. A secondary cross over is provided specifically for the basement parking from Gurner Avenue. Separation of these entrances and parking areas removes conflict, improves traffic flow and ensures the safety of future users and the general public. The proposed loading dock is accessed from Fourth Avenue and has been designed to accommodate 19m heavy rigid vehicles.

Primary pedestrian access to the subject site is provided from Gurner Avenue and future ILP roadway to the south, via the public piazza, through-site link and at-grade parking area. Additional pedestrian access is provided via a walkway from Fourth Avenue.

4.5 BUILDING ARRANGEMENT AND CONFIGURATION

The proposed development is described on the submitted Architectural Plans prepared by *Clarke Hopkins Clarke*. The northern portion of the site is occupied by built form, whilst the southern portion is occupied by the at-grade, on-site parking area.

Lower Ground Floor:

The lower ground floor is designed to address Gurner Avenue and is located below natural ground as the topography rises towards the future ILP road (to the south). Within the north-eastern corner of the site, the proposal includes the provision of the public piazza addressing the public domain, which is activated by two retail tenancies and includes a variety of landscaped elements. Access (via stairs) from the public piazza is the north-south through-site link, which traverses both the mall area and is located along the eastern (side) boundary. Also accessed from the public piazza is the lobby, which connects to the basement parking area and provides vertical lift and stair access to the upper ground floor and the commercial level.

The proposal will also include the provision of commercial floor area orientated towards Gurner Avenue.

Basement Parking Area

The basement car parking area is access directly from Gurner Avenue and via internal driveway from the at-grade car parking. This area will provide for a total of 257 car parking spaces including, 4 accessible, 4 electric vehicle charging spaces and 6 direct to boot spaces. The basement parking area will also provide for 24 bicycle parking spaces.

The parking area will also provide for the direct-to-boot service and access to the mall via travellers and lift core (within the lobby). As described above, the lobby provides access to the public piazza and through-site link. The remainder of the basement area contains various services and facilities necessary for the building to operate.



Upper Ground Floor:

The upper ground floor is located predominately above ground level as it fronts Gurner Avenue. The upper ground floor includes the provision of the pedestrian north-south through-site link, located centrally through the mall area and along the eastern (side) boundary. This through-site link provides access from Gurner Avenue through to the future ILP road, via the on-site parking area.

The upper ground floor will include the provision of an anchor supermarket, with ancillary liquor tenancy. The anchor supermarket is accessed via the mall and north-south through-site link area. Also located centric to the mall and the at-grade parking area are a number of retail tenancies, including two kiosks. The proposal will also provide for lift and stair access to upper and lower levels, shared amenities and building services. The at-grade parking area and loading bay is described in further detail below.

At-grade parking area

The at-grade parking area is directly accessible from the upper ground floor. This area will provide for 91 parking spaces, 4 of which are accessible. Vehicle access to the parking area is provided via the crossover from Fourth Avenue. The parking area will provide ramp access to the basement level, and includes landscaping, shade sails and relevant services. The proposal also provides for a loading bay as accessed from Fourth Avenue, which will accommodate heavy rigid vehicles. The proposed vehicular access and parking arrangement has been designed to comply with AS2890.1.

The parking area will also provide pedestrian access via Fourth Avenue and the future ILP roadway (to the south) and will include a variety of landscaping and facilities necessary for the development to operate.

Level 1:

Level 1 will include the provision of commercial floor area, which is orientated towards the public piazza, through-site link, on-site parking area and Gurner Avenue. The commercial tenancy will be accessible via the lobby, which provides lift and stair access to the lower levels. The remainder of level 1 includes the provision services necessary for the building to operate.

4.6 COMMERCIAL AND RETAIL TENANCIES

The fit out of the proposed specialty retail and commercial tenancies will form part of separate applications. These tenancies can also be subdivided under separate Complying Development Certificates in line with *Part 5 Industrial and Business Alterations Code, Subdivision 1 Building Alterations (Internal)* under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Subdivision 1 permits internal alterations where it will not result in any additional gross floor area, which can be achieved.

4.7 TREES AND LANDSCAPING

Pockets of deep soil landscaped areas are proposed throughout the site which will include a variety of vegetation. The proposed landscaped areas contain sufficient area and depth capable of supporting a variety of vegetation, including mature trees, to improve the character of the site, provide shading and improve permeability. The proposed landscaping will include mature trees located within the public piazza and within the at-grade parking area. Soft landscaping and planting are also provided to soften the built form and improve the character of the site.

In addition, the proposal will include the provision of street tree planting along Gurner and Fourth Avenue. The landscape design is detailed in the Landscape Plans prepared by *Ground Ink* and submitted with the development application.





4.8 SIGNAGE

The proposed development will seek approval for signage as it relates to the future Woolworths anchor supermarket, BWS liquor tenancy, direct-to-boot service and for wayfinding. This includes on-building identification signage, at-grade and cantilevered pylon signage, parking signage and direct-to-boot signage. This is discussed in further detail under Section 5.2.4 of this Statement in relation to the SEPP (Industry and Employment) 2021. Please confirm this. `

4.9 ARTWORK

The proposal will seek to erect an artwork on the north-western corner of the built form. The artwork will be considered post approval and can form part of a condition of consent.

4.10 WATER MANAGEMENT

Stormwater Plans and Civil Documentation prepared by *Henry and Hymas* have been prepared and are submitted with the development application.

4.11 OPERATIONAL DETAILS

The following operational details are proposed:

- **Centre:** The proposed centre will operate from 6am to 12pm, all week;
- **Woolworths Supermarket:** The proposed supermarket will operate from 6am to 12pm, all week;
- **BWS:** The proposed BWS will operate from all week, as follows;
 - Monday to Saturday: 8am-9pm
 - Sunday: 9am-8pm
- **Commercial tenancies:** The proposed commercial tenancies will operate from 6am to 12pm all week;
- **Retail tenancies:** The proposed retail tenancies will operate from 6am to 12pm, all week; and
- **Loading dock:** The proposed loading dock will operate from 6am to 10pm, all week.

The number of staff and fit out of the commercial tenancies and retail tenancies will form part of separate applications.

4.12 PROJECT DATA

The project data for the proposed development is provided in the table below.

Table 1 Project Data	
Site Area	Total: 11,920m ² (1.192ha).
Gross floor area	Total GFA: 7,580m ² .
FSR	Total floor space ratio of 0.635:1, noting no development standard applies.
Anchor Supermarket	One anchor supermarket with an area of 3,540m ² .
Retail Area	1,838m ²
Commercial Area	1,727m ²
Building Height	Maximum building height of 13.8m





Table 1 Project Data

Car Parking	Total of 348 parking spaces, including 8 accessible spaces, 4 electric vehicle charging spaces and 6 direct to boot spaces.
Bicycle Parking	24 bicycle spaces are proposed.
Loading Dock	19m heavy rigid vehicles.





5. Environmental Planning Assessment

5.1 PREAMBLE

This section of the Statement provides a planning assessment of the proposed development covering all relevant heads of consideration under Section 4.15 of the EP&A Act, 1979.

5.2 STATUTORY AND POLICY COMPLIANCE

The relevant matters for consideration under Section 4.15(1)(a) of the EP&A Act, 1979, are identified in **Table 2**.

Table 2 Section 4.15 Matters for Consideration				
EP & A Act, 1979.	Matters for Consideration	OK	See Comments	N/A
S.4.15(1)(a)(i)	SEPP Resilience and Hazards 2021	✓	✓	
"	SEPP (Transport and Infrastructure) 2021	✓	✓	
"	SEPP (Biodiversity and Conservation) 2021	✓	✓	
"	SEPP (Industry and Employment) 2021	✓	✓	
"	SEPP (Western Parkland City) 2021	✓	✓	
S.4.15(1)(a)(iii)	Liverpool Growth Centre Precincts Development Control Plan	✓	✓	
"	Liverpool Development Control Plan 2008	✓	✓	
S.4.15(1)(a)(iv)	Any other prescribed matter: – AS 2601-1991: Demolition of structures.	✓		

The matters identified in the above Table as requiring specific comment are discussed below. The primary statutory documents that relate to the subject site and the proposed development are *State Environmental Planning Policy (Western Parkland City) 2021* (Western Parkland City SEPP). The primary non-statutory plans relating to the subject site and proposed development is the *Liverpool Growth Centre Precincts Development Control Plan* (LGCP DCP) and *Liverpool Development Control Plan 2008* (LDGP 2008). An assessment of the applicable provisions of these documents and other relevant planning instruments is provided below.

5.2.1 SEPP Resilience and Hazards 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) commenced on 1 March 2022, repealing and replacing three former SEPPs related to coastal management, hazardous and offensive development and remediation of land. Of relevance to the proposed development is Chapter 4 Remediation of Land.

Chapter 4 of the Resilience and Hazards SEPP 2021 provides planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. Whilst the site has been vacant with grassland for considerable period of time, a Preliminary Site Investigation (PSI) prepared by *Geotesta* is prepared and has been submitted with this application. The PSI has concluded the following:

‘Geotesta was originally engaged by The Bathla Group in October 2021 to conduct a Preliminary Site Investigation (PSI) (“Preliminary Site Investigation (PSI) Report for 495 Fourth Avenue, Austral NSW 2179,

Report# NE996, Rev (3), 1 September 2022”, refer to Appendix G), on the site referred to as 495 Fourth Avenue, Austral NSW 2179.

An additional Data Gap Contamination Assessment (“Addendum Letter – Data Gap Contamination Assessment, 495 Fourth Avenue, Austral NSW 2179, Letter#NE996_ Addendum Letter_ 26October2022, 26 October 2022”, refer to Appendix H) was conducted on the 29August 2022 in relation to potential asbestos contamination within the footprint of the former dwelling within the site.

The current PSI Report Rev (4) combines both assessments into a single report and further addresses that the previously assessed property has since transferred in ownership to Fabcot Pty Limited.

A review of the most recent ‘Nearmaps’ aerial photograph (dated 7 September 2023), indicates that the site condition remains largely unchanged since the Data Gap Contamination Assessment (dated 29 August 2022).

Based on the assessment undertaken, the following conclusions and recommendations can be made:

- All the contaminant concentrations of interest that were analysed were found to be within the site assessment criteria (SAC).*
- The conducted Preliminary Site Investigation’s limited soil sampling and analysis program indicated a low risk of soil and groundwater contamination. It is the opinion of Geotesta Pty Ltd that the site is suitable for the proposed Commercial Development.*
- Due to extensive grass / vegetation cover during the site investigations, visual inspections for contamination could not be conducted effectively, Geotesta recommends the requirement for an Unexpected Finds Protocol (UFP) when the site is cleared.’*

Per the above, the site is suitable for the proposed development. Whilst Geotesta recommends an Unexpected Finds Protocol once the site has been cleared, this can be conditioned by Council. As such, the proposal is considered acceptable with regards to Chapter 4 of the Resilience and Hazards SEPP 2021, following the recommendations of Geotesta

5.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 commenced on 1 March 2022, repealing and replacing four former SEPPs related to infrastructure, transport, education and childcare. Of relevance to the proposed development is *Chapter 2 Infrastructure*.

Clause 2.122 Traffic Generating Development of Chapter 2 applies to the proposed development as it includes a car park which has more than 200 car parking spaces, with access to any road. As such, pursuant to Schedule 3 of the Transport and Infrastructure SEPP, the proposed development is classified as traffic-generating development.

The consent authority is therefore required to refer the development application to Transport for NSW (formerly RMS) and take into consideration any comments received from the referral, as well as the accessibility of the site and any potential traffic safety, road congestion or parking implications of the development.

A Traffic and Parking Impact Assessment has been prepared by *Colston Budd Rogers & Kafes* and accompanies the application.

5.2.3 SEPP (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) commenced on 1 March 2022, repealing and replacing 11 previous SEPPs. Of relevance to the proposed development is *Chapter 2 Vegetation in non-rural areas*.

Chapter 2 Vegetation in non-rural areas replaces the previous SEPP (Vegetation in Non-Rural Areas) 2017. The primary aims and objectives of Chapter 2 are related to the protection of the biodiversity values of the trees and other



vegetation on the site in non-rural areas. This chapter works together with the *Biodiversity Conservation Act 2016* and the *Local Land Services Amendment Act 2016* to create a framework for the regulation of clearing of native vegetation in NSW.

Chapter 2 regulates clearing that is not ancillary to development requiring consent. Whereas, clearing that is ancillary to development requiring consent will be assessed as part of the development assessment process. As such, this chapter is not applicable to the proposed development as the proposed removal of trees is ancillary to development requiring consent. Of relevance to this application, no trees are located on the subject site.

5.2.4 SEPP (Industry and Employment) 2021

State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP) commenced on 1 March 2022, repealing and replacing two former SEPPs related to employment lands in Western Sydney and advertising and signage. Of relevance to the proposed development is *Chapter 3 Advertising and Signage*.

Chapter 3 applies to all signage that can be displayed with or without development consent and is visible from any public space. The proposal includes the provision of numerous signs, including the following:

- Centre identification signage;
- Business identification signage for the proposed supermarket and liquor tenancy, which states 'Woolworths' and 'BWS', respectively; and
- Wayfinding and operational signage, including 'Direct-to-boot', 'Parking', 'Loading Dock' and 'Trolley Bay'; and
- Location and size of future speciality tenancy signage,

These signs will include external façade signs, suspended signs, canopy signs, pylon signs and cantilevered pylon signs, as shown in **Figure 12** below. The signs are located on all facades of the building, in addition to the at-grade parking area and within the basement. Whilst signage for the specialty retail and commercial tenancies is not proposed, the location and size of these signs is demonstrated on the architectural set. For example, future tenancy signage will be provided on the main pylon sign (S1.1) and other signs (S3.1, S3.2 and S3.3) per the below.



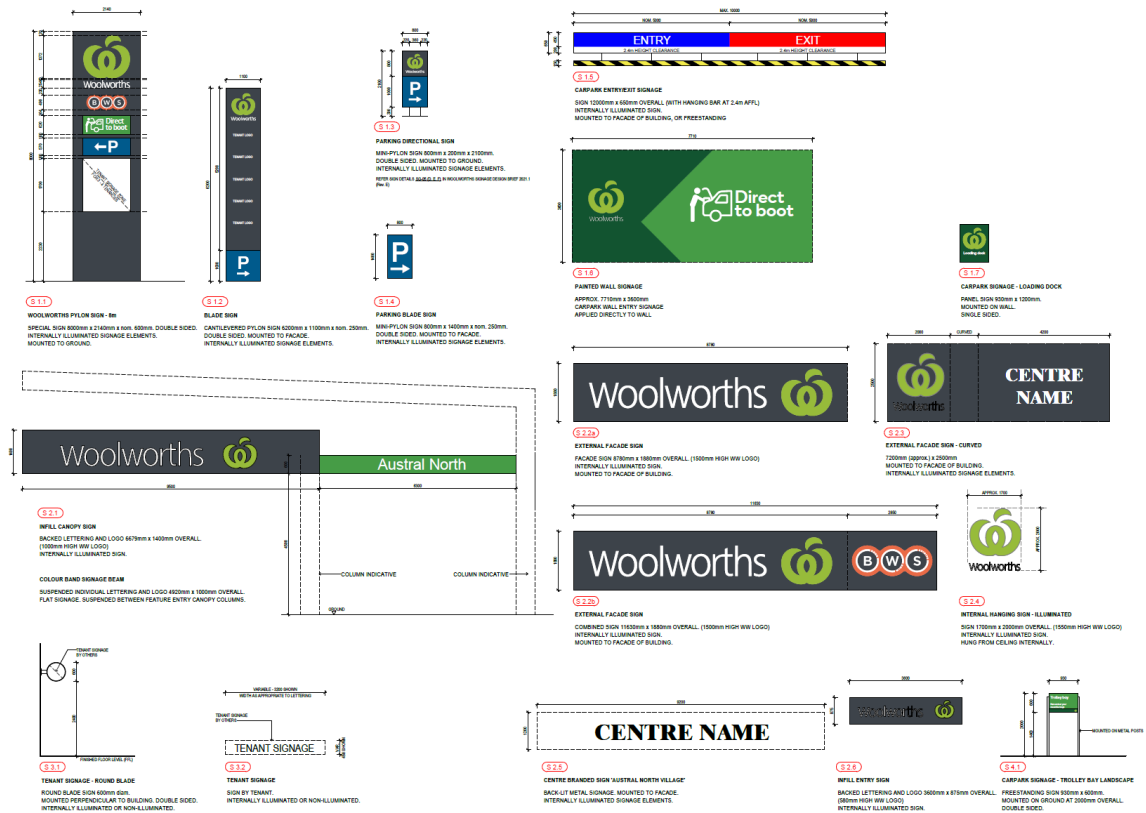


Figure 12 Proposed signage

The relevant objectives set out in clause 3.1(1)(a) and the applicable assessment criteria specified in Schedule 5 of the Instrument have been addressed below in **Table 3**.

Table 3 Chapter 3 Advertising and Signage Assessment		
Criteria	Requirement	Discussion
3.1(1)(a)	(a) to ensure that signage (including advertising):	The proposal includes centre and business identification signage for Woolworths and BWS, located across the development as shown on the architectural plans. Location and size of signage is also provided for the other commercial and retail tenancies.
	(i) is compatible with the desired amenity and visual character of an area, and	The signage is simple in design, materiality and character and will not be visually obtrusive from the public domain. The signs will be compatible with the commercial character desired on the subject site and will complement the neighbouring B1 land to the east. The proposed signage is also sympathetic in scale and design which ensures that the surrounding residential zones will not be impacted.
	(ii) provides effective communication in suitable locations, and	The signage will be clear and legible as viewed from the public domain and is suitably located to

Table 3 Chapter 3 Advertising and Signage Assessment

	(iii) is of high quality design and finish	<p>ensure visibility from the public domain. The signage also includes wayfinding and operational signs, which will assist the general public in identify and circulating through the site. It is also noted that the signage will not extend beyond the maximum building height of the built form.</p> <p>The signage will be of a contemporary design and will utilise prefabricated materials for a high quality finish which will not be obtrusive when viewed from the public domain. Signage will also be internally illuminated. This will be consistent with the overall character and design of the proposed centre.</p>
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	<p>The signage is contemporary in appearance, materiality and is well coordinated. The proposed signage will be located strategically throughout the development, including affixed signage, suspended signage, pylon signage and the like. This will be limited in its overall size and scale.</p> <p>In addition, the proposed signs are compatible with the land use envisaged in the zone, including the existing buildings and desired future character of the locality.</p>
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	<p>The locality of the area does not identify a particular theme for signage and is anticipated to undergo change given the permitted uses on the subject site. The proposed signs are modest in scale and are compatible with the contemporary built form proposed. Whilst the signs are contemporary, they are simple in design and materiality and will not be visually intrusive as identified through this analysis.</p>
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	<p>The subject site is not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. The site is located within the B1 Neighbourhood Centre and is anticipated to be redeveloped in line with the permitted controls. In this regard, the signage is proposed so that it is modest in design and will not overbear with regards to size, scale and materials the proposed built form and surrounding residential zones.</p>
3 Views and vistas	• Does the proposal obscure or compromise important views?	<p>There are no significant views obtained from or through the site. The signage will not contribute to the impediment of any views.</p>
	• Does the proposal dominate the skyline and reduce the quality of vistas?	<p>The affixed signage will be situated below the upper most edges of the roof. Furthermore, the signage is also considerably lesser in size and</p>

Table 3 Chapter 3 Advertising and Signage Assessment

		scale than the overall built form and as such, the signage will not impact the skyline in any significant way.
	<ul style="list-style-type: none">• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not comprise the viewing rights of any future advertisers on the neighbouring B1 zone or within the surrounding locality.
4 Streetscape, setting or landscape	<ul style="list-style-type: none">• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage on the built form and at-grade, fronting the public domain, is compatible with the desired future character of the locality. The proposed signage will complement the contemporary façades through the proposed colours and style. As detailed, the mixture of signage will be commensurate to the overall scale of the site and proposed built form. This will be appropriately located throughout the site and will contribute to the overall cohesiveness of the centre. It is also noted that the signage will not impact any established or future landscaped character.
	<ul style="list-style-type: none">• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage, which is contemporary in design and materiality, has been designed with intent to integrate into the overall built form and provide a degree of visual interest whilst enhancing the streetscape appearance of the centre. The signage is strategically placed and oriented as to improve visual interaction.
	<ul style="list-style-type: none">• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	There is no existing advertising on the subject site. However, the proposed signage scheme has been designed and is compatible with the overall built form and character of the site. The design of all signs are simple and do not create any visual impact to the surroundings. The proposed signage provides a rational and effective means of communication and will not adversely impact streetscape character.
	<ul style="list-style-type: none">• Does the proposal screen unsightliness?	The proposed signage will complement the overall appearance of the development, which is contemporary in nature. The proposed signage provides visual interest on the numerous facades and at-grade, and will not appear as unsightly or obtrusive. The proposed materiality is also simplistic, contemporary and complementary to the overall design.
	<ul style="list-style-type: none">• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage will not extend beyond the highest roof structure of the built form. This

Table 3 Chapter 3 Advertising and Signage Assessment

		includes both the proposed affixed and pylon signage.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage is designed to complement rather than overwhelm the development. That is, the centre, business identification and wayfinding signage is modest in scale and utilises a contemporary design and materiality which will contribute to the overall character of the building. When viewing the development as a whole, the signage will not compete with the overall built form and will appear as subordinate.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme, in combination with the building façades, will enhance the aesthetic qualities of the building. The overall character of the development is contemporary which is maintained in the proposed signage. The signage will add to the visual interest of the development. It is noted that there are no important features of the site which need to be considered.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage scheme is of a contemporary design and utilises emerging technologies to fabricate lettering and symbols for a high-quality finish. Appropriate illumination is provided, showing innovation. Overall, the signage will complement the contemporary character of the development.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as part of all signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
7 Illumination	• Would illumination result in unacceptable glare?	Signage will be internally lit and will not result in unacceptable glare.
	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Illumination is specifically directed and designed so as not to cast light beyond the signage it is designed to illuminate. In any case, illumination levels are not likely to affect the safety of pedestrians, vehicles or aircraft.
	• Would illumination detract from the amenity of any residence or other form of accommodation?	As above, illumination is internal and will not result in light spill. Where dwellings oppose the subject site, the signage will be appropriately setback and will not be illuminated to an undesirable level. This will ensure that the amenity of existing and future residential dwellings will be unaffected.

Table 3 Chapter 3 Advertising and Signage Assessment

	<ul style="list-style-type: none">• Can the intensity of the illumination be adjusted, if necessary?	The intensity of illumination is not proposed to be adjustable however will have a moderate intensity in any case. If considered necessary, the consent authority may choose to impose a condition of consent requiring the installation of lighting with adjustable illumination levels.
	<ul style="list-style-type: none">• Is the illumination subject to a curfew?	The lighting is not proposed to be extinguished overnight, however, will have a moderate intensity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours, although it would be appreciated if curfew hours were discussed with the applicant before being imposed.
8 Safety	<ul style="list-style-type: none">• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of the adjacent public roads.
	<ul style="list-style-type: none">• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	<ul style="list-style-type: none">• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Accordingly, the proposal will satisfy *Chapter 3 Advertising and Signage* of the Industry and Employment SEPP.

5.2.5 State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Western Parkland City SEPP) commenced on 1 March 2022, repealing and replacing six former SEPPs related to land located within the Western Parkland City region identified in the *Greater Sydney Region Plan – A Metropolis of Three Cities*. Of relevance to the proposed development is *Chapter 3 Sydney Region Growth Centres*.

Chapter 3 regulates land uses within the South West Growth Centres, specifically, the Austral Precinct as it applies to the subject site. The relevant planning controls for the site are contained in *Appendix 4 - Liverpool Growth Centres Precinct Plan* of the Western Parkland City SEPP. The applicable controls are outlined below and within **Annexure A**, and where required, the proposal is assessed against them.

Under the SEPP, Appendix 4, the subject site is within zone *B1 Neighbourhood Centre*, as indicated on the Land Zoning Map. The proposed development is characterised as a commercial development which contains the following uses, as are permissible in the zone:

- Supermarket (defined as a *shop*) as is permitted with consent under 3;
- Commercial premises, as is permitted with consent under 3; and
- Specialty Tenancies, which are capable of accommodating Shops, Medical Centres, Neighbourhood Shops (where less than 100m²) and veterinary hospitals, as is permitted with consent under 3.

In accordance with the above, fit-out and use of the abovementioned specialty tenancies and supermarket will form part of separate applications, per Section 4.6 of this Statement. The objective of the B1 Zone are as follows:

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*

The proposed development will meet the objective of the zone through the provision of a high-quality development which offers a variety of uses to meet the needs of the community, including those who live and work in the surrounding neighbourhood. The built form will present to the public domain as a contemporary development with substantial articulation, including the provision of a north-south through-site link and public piazza.

A Compliance Table which considers the proposal against the provisions of Western Parkland City SEPP is provided at **Annexure A**.

5.2.6 Liverpool Growth Centre Precincts DCP

The *Liverpool Growth Centre Precincts Development Control Plan* (DCP) applies to the subject site. A Compliance Table is provided at **Annexure B** and considers the proposal against the relevant controls of the DCP, including precinct-specific controls for Austral and Leppington North Precincts (Schedule 1).

The compliance table demonstrates that the proposal is largely consistent with relevant LGCP DCP controls. Areas of non-compliance are discussed and justified within the compliance table and below. The proposed variations are considered acceptable in accordance with Section 4.15(3A) of the EP&A Act, which requires that DCP provision are to be applied flexibly, as follows:

(3A) Development control plans If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority—

(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and

(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and

(c) may consider those provisions only in connection with the assessment of that development application.

5.2.7 Indicative Layout Plan

The proposed development has been designed in accordance with the Indicative Layout Plan (ILP) prescribed by Section 3.1.3 in the DCP. That is, the proposal will include the provision of a commercial development with north-south through-site link, public piazza and active frontages, as is desired by the ILP and to satisfy the objectives of the zone and increased density per the SEPP. The ILP for the subject site is reproduced in **Figure 13** below.

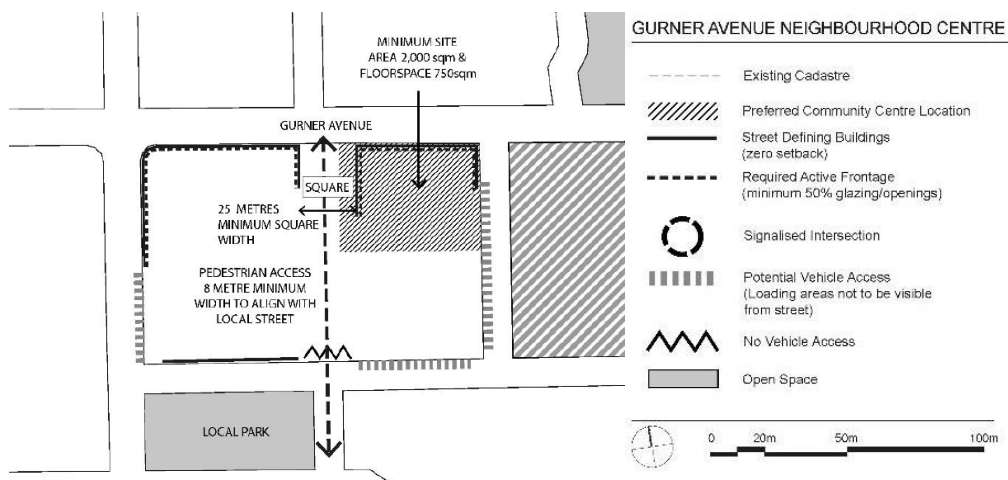


Figure 13 Gurner Avenue Neighbourhood Centre Layout

As detailed, the proposal has split the pedestrian north-south link as required by the ILP, to provide a 1.5m pedestrian walkway along the eastern boundary (as intended by the ILP), and an additional internalised through-site link measuring at least 6.5m in width, within the mall area. Notably, the ILP anticipates an 8m wide through site link along the eastern boundary to be shared between the subject site and the east adjoining neighbouring property (per **Figure 14** below), which is to align with the future local road. The proposed through-site links are a combined to a minimum width of 8m for a majority of the site length, shared along the eastern boundary and internally within the site, complying with the minimum requirement and providing greater activation, access to the various uses, the public piazza and parking area, as envisaged by the ILP. It is only a minor portion of the site, along eastern boundary where the link traverses the on-site parking, that it reduces to a width of 4m, which is considered suitable for the subject site given its relationship to the public domain. Importantly, whilst reducing to 4m in width, this also complies with the location and minimum width requirement.

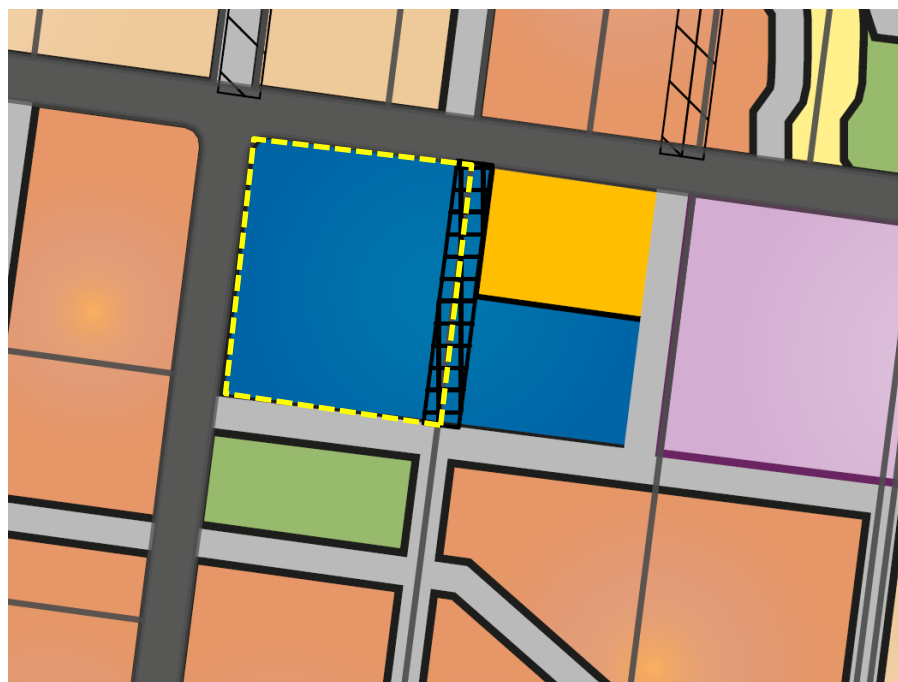


Figure 14 ILP showing through-site link shared between subject site and neighbouring property (site edged in yellow dashed)



Following the above, the proposal deviates from the ILP through-site link location. Despite this, it still provides substantial opportunities for pedestrian connectivity through the site and enhances the level of activation. Importantly, the provision of a 1.5m link along the eastern boundary will allow for ultimate flexibility for the neighbouring property, should it be redeveloped. The proposal also includes direct access between the internalised (mall) through-site link and pedestrian accessway along the eastern boundary. The boundary pedestrian accessway is also activated through the retail tenancies at ground and commercial floor area above, and provides a direct line of sight from the public piazza to the southern roadway.

Whilst varying the ILP, the proposal is also consistent with the objectives of Section 3.1.3, as reproduced below:

- a. To facilitate the development of neighbourhood centre retail, commercial and community uses that provide access to shopping, employment and services for residents in parts of the precincts between Bonds Creek, Kemps Creek and Bringelly Road.*
- b. To encourage a high standard of development and a quality, attractive environment within the neighbourhood centre.*

The relationship of this through-site link to the proposed anchor supermarket, numerous tenancies, public piazza and at-grade parking area will ensure its constant activation. In terms of the pedestrian walkway along the eastern boundary, as discussed, this will be articulated through building design and is connected directly to the mall and public piazza, enabling flexibility of redevelopment for the neighbour to the east. Importantly, the neighbouring property is required to provide a (B1) Community Facility in accordance with the Land Reservation Acquisition Map, per **Figure 15** below.

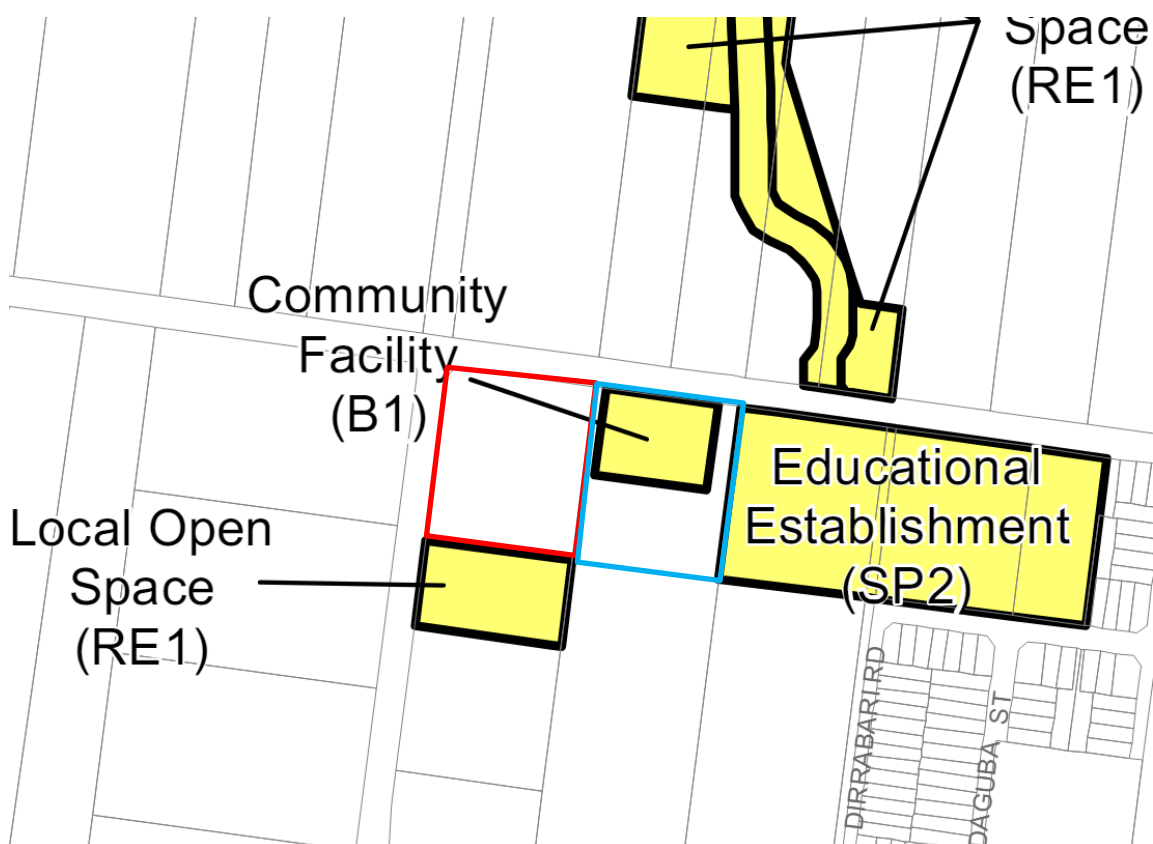


Figure 15 Excerpt of Land Reservation Acquisition Map (Site edged in red, neighbour edged in blue)



As shown above, the neighbouring property must provide and dedicate a community facility to Council in the position indicated on the Land Reservation Acquisition Map. The proposed arrangement of the public piazza and through-site links are considered to enable flexibility of redevelopment, and ultimately ensure short to long term success of both the proposed centre and neighbouring property.

With regards to the public piazza, this seeks to provide a wider frontage to the public domain and will ensure that the neighbouring property can be redeveloped with a high level of activation, whilst improving amenity and safety, allowing users and general public to equally access both sites. Furthermore, the future community facility and any non-residential and residential uses will be supported by the proposed development, with the two through-site links provided within the subject site.

The proposed development and potential redevelopment of the neighbouring property will deliver a high quality and attractive neighbourhood centre, despite the proposed ILP amendments. The proposal will deliver for a range of uses which will activate the locality and neighbourhood centre. The proposed through site links will not negatively impact quality of the B1 zone and will encourage pedestrian movement through the site both, as per the ILP. Movement will be encouraged through the design of the public piazza, pedestrian pathway and through-site link, including the extensive activation from the proposed uses.

As such, the proposed site and building arrangement is considered to satisfy the objectives of the Gurner Avenue Neighbourhood Centre and the location of the two north-south through site links appropriate.

5.2.8 Active Street Frontages

As indicated in **Figure 13** and per Section 3.1.3 Gurner Avenue Neighbourhood Centre, active street frontages (with a minimum 50% glazing) are required within the public piazza, Gurner Avenue, the north-western corner of the site and along part-of Fourth Avenue. Whilst the proposal predominantly satisfies the ILP as it pertains to the provision of active street frontages, it will not activate the north-western corner of the site and part-of Fourth Avenue. The proposed variation is a direct result of the steep topography of the site, servicing needs of the proposed development and superior arrangement of active frontages. Specifically, the 7m fall from the southern to northern frontage, provision of building services and loading areas where most suitable and purposeful activation of highly pedestrianised areas are an appropriate response to the ILP requirements.

The proposal will offset the variation through the provision of extensive frontages within the public piazza, along the through-site links and the southern façade, where it opposes the at-grade carpark and the future local road (and open space) to south. This is proposed as to maximise the activation of the neighbourhood centre at multiple frontages and within the highly pedestrianised areas. The relocation of the active frontages beyond that envisaged by the ILP is therefore considered to be a superior outcome, as it will substantially improve the activation of the through site link and proposed tenancies, whilst still maintaining appropriate activation of Gurner Avenue.

Importantly, the proposed location of active frontages will satisfy the intent of the ILP, whilst providing additional activation beyond that envisaged for the subject site. The north-western corner of the site is located at the juncture of Gurner Avenue and Fourth Avenue, which are both identified as collector roads. Furthermore, Fourth Avenue is not considered to be highly pedestrianised and is opposite the R3 zone. Resultantly, providing active frontages in these locations will not bring any discernible benefit to the locality. In this regard, the proposed location of active frontages provides an appropriate response to the pedestrianised character envisaged for the site.

It is important to note that the corner of Fourth and Gurner Avenue will include the provision of indigenous artwork, which can be imposed as a condition of consent. This will provide for visual interest and articulation as viewed from the public domain, despite not providing typical activation. The provision of artwork will be further enhanced through façade treatment and trellis vegetation, which will enhance the character of the development as viewed from this location.





Overall, the proposed development will deliver an appropriate balance of active street frontages and uses contained within a high-quality contemporary form, as required by the objectives of Section 3.1.3 Gurner Avenue Neighbourhood Centre.

5.2.9 Vehicle Access

As indicated in **Figure 13**, vehicle access is to be primarily from Fourth Avenue. Whilst the proposed development has provided vehicle access to the loading access and at-grade carpark from Fourth Avenue and is acceptable, the proposal also seeks to provide two-way (right-in) vehicle access to the basement parking area from Gurner Avenue. Whilst this is not entirely consistent with the ILP, it is a specific site response to the surrounding streetscapes. Specifically, the proposal provides for separate two-way vehicle access from Gurner Avenue and is considered appropriate for a number of reasons (as set out below).

This approach provides for enhanced customer accessibility and amenity, which is achieved through rationalising building access and design. The design improves traffic movement and circulation into the basement car park, as is supported within the submitted Traffic Report, and results in an efficient and logical movement from the public domain into the site. To relocate the entry elsewhere would result in an inferior traffic outcome and would adversely impact the overall design of the development. Relocation would also require significant excavation elsewhere which would result in an inferior environmental impact. To mitigate any potential impact, the proposal has been designed so it will not detract from the streetscape character and activation provided by the proposed commercial and retail tenancies, the public piazza and through-site link. Additionally, vehicular movements will be managed (per the Traffic Report) so that it does not pose any risk to the safety of the general public.

It is also noted that the proposal has located the vehicle access to the at-grade car park, which includes a one-in, two-out arrangement, in the location indicated by the ILP. Importantly, this includes additional access to the basement parking area to reduce vehicle entry and exit from Gurner Avenue. Whilst the ILP suggests areas for vehicle access, it does not strictly prohibit access from Gurner Avenue.

Accordingly, the proposed development will deliver suitable vehicle access arrangements for the site.

5.2.10 Liverpool DCP 2008

The *Liverpool Development Control Plan 2008* (LDCP 2008) applies to the subject site where the LGCDP does not apply. This primarily pertains to technical detailing and has been considered throughout the relevant documentation submitted with this application. As such, any requirements which form part of the LDCP are considered to be reasonably satisfied.

5.3 IMPACTS ON NATURAL & BUILT ENVIRONMENT

5.3.1 Topography & Scenic Impacts

The proposal requires excavation to accommodate the basement car parking, at-grade parking, the built form and public domain works. The proposed development is designed to respond to the topography of the site to minimise any visual or physical impact, as viewed from the public domain or surrounding properties. The completed development will occupy the extent of excavated area and is necessary for the efficient use of the site.

As detailed, it is noted that a degree of excavation and modification to the landform is required given the undulating topography. This is required to deliver the at-grade and basement parking, active frontages, pedestrian and vehicle access and to ultimately deliver a useable, efficient and attractive built form. This results in unavoidable excavation which will also accommodate the active uses at natural ground and enable pedestrian movement, responding to the topography of the site. To protect the character of the locality, the topography around the periphery of the site has been



maintained. This has been integrated with active frontages, the public piazza and pedestrian through-site links. Furthermore, the proposal will provide a proportionate quantum of landscaped.

Where the excavation is located in close proximity to neighbouring properties and the public domain, appropriate measures will be undertaken in accordance with the recommendations provided in the Geotechnical Assessment. Dilapidation Reports are also anticipated to be imposed as a condition of consent to ensure the protection of the neighbouring properties during excavation. The Geotechnical Assessment has also considered salinity, which based on laboratory testing, is not an issue for the subject site.

In terms of scenic impacts, the proposal is considered to be consistent with the desired future character of the area and changing density of the locality. The proposed excavation and building design will not adversely impact the amenity of neighbouring sites or the structural integrity of nearby buildings and public domain and is considered acceptable.

5.3.2 External Appearance & Design

The proposed development represents an excellent response to the site constraints and reasonable permitted density on the site. The proposal, being a contemporary commercial development with a defined base and articulated upper levels, is consistent with the desired built form anticipated by the applicable planning controls and objectives of the B1 zone. The architectural language utilises a simplified, yet high quality, contemporary design to ensure the development will reflect the neighbourhood character of the site and provide a gateway building within the immediate locality, thus achieving a high level of visual interest.

The proposal is designed with a defined base and articulated upper levels as it addresses Gurner Avenue, Fourth Avenue and the through-site links. As the built form addresses the remaining at-grade parking area and southern frontage, it is predominately single storey in height. Throughout both external and internal facades, the proposal provides active frontage at natural ground with articulated upper levels. These facades incorporate a mixture of rectilinear forms, horizontal and vertical articulation and fenestration. The proposal utilises this simplified and well considered architectural language to create an inviting pedestrian environment.

The proposal will incorporate a brickwork and concrete base, with glazed elements and high-quality landscaping. The proposed upper levels are finished in a lightweight metal cladding and further activation with glazing. Importantly the proposed base and upper levels have responded to the topography of the site to provide a built form which steps to reduce the visual bulk and scale of the development. This is integrated with the through site links, public piazza and at-grade parking area, as to reduce the overall bulk and scale of the development.

The proposal will also include artwork located on the corner of Fourth Avenue and Gurner Avenue, which will form part of a condition of consent and will provide a high level of visual interest and articulation.

Photomontages of the proposed development are provided in **Figures 16 and 17** below.



Figure 16 Perspective of proposed development from Gurner Avenue, as viewed from public piazza



Figure 17 Perspective of proposed development from through-site link within at-grade parking area

The internal design and layout of the proposed centre will enable ease of pedestrian circulation, safety and high levels of amenity. The proposed through-site links, located through the mall and along the eastern boundary, in addition to the public piazza, are easily identifiable from the street frontages and will enable a clear path of travel. Integral to this is also the provision of high quality landscaping throughout the site which provides a visual and physical relationship with the built form and surrounding residential character. The proposal has concentrated landscaping within the public piazza and at-grade parking area, inclusive of shrubs, mature canopy trees and vertical vegetation. This is further bolstered through the provision of additional street tree planting located within the public domain.

Accordingly, the proposed development will provide a high quality architectural design which is compatible with the locality.

5.3.3 Solar Access

There are no specific controls within the DCP that deal with solar access to neighbouring properties under the B1 Neighbourhood Centre zone. As such, the solar amenity of neighbouring properties surrounding the subject site have been considered on merit. It is important to note that the site orientation and permitted increase of density will result in a degree unavoidable overshadowing to the surrounding properties and public domain. Notwithstanding, the proposal is designed to maintain solar access as far as practicable, as the built form is generally limited in footprint and height.

The following is noted regarding the surrounding properties;

- **Eastern neighbour;** To the east is No. 90 Gurner Avenue, which is similarly zoned as B1 Neighbourhood Centre. A minor portion of this property will be overshadowed by the proposal for approximately 3 hours during mid-winter, from 12pm to 3pm, therefore maintaining solar access for 3 hours. This is considered appropriate if the neighbouring property is to include shop top housing, as an ample amount of solar access during mid-winter will be retained;
- **Properties to west:** To the west of the subject site and on the opposite side of Fourth Avenue is R3 Medium Density Residential zoned land. The proposed development will not result in any additional overshadowing during midwinter and is considered acceptable; and
- **Properties to south:** Due to the location of the at-grade car park, there will be no additional overshadowing to any future residents to the south.

In terms of the proposed public piazza and surrounding public domain, the following is required per the DCP;

'...1. Parks and plazas are to receive sunlight on a minimum of 50% of their site area between 11am and 2pm on June 21st.

2. Building envelopes are to allow for north-south streets to receive 2 hours sunlight between 9am-3pm on June 21st on a minimum of 50% of the eastern or western footpaths; and

3. Building envelopes are to allow for east-west streets to receive 2 hours of sunlight between 9am-3pm on June 21st on a minimum of 50% of the southern footpaths...'

With regards to the proposed public piazza, this is orientated to the north and will retain solar access to 100% of this space between 9am and 2pm on 21 June and is considered acceptable. There will be minor overshadowing at 3pm, cast by the development, which is considered acceptable. In terms of solar access to the streets, given the site orientation and anticipated increase of density, there will be unavoidable impact. To Fourth Avenue, the proposal will retain 3 hours of solar access to 100% of the pedestrian footpath along the boundary shared with the site and is acceptable. To both Gurner Avenue and the future southern roadway, the proposal will not result in any additional overshadowing to the public domain due to orientation and separation distances, respectively.

As such, the extent of overshadowing is reasonable and as anticipated by the site orientation, topography and building envelope controls that apply to the site.

5.3.4 Aural & Visual Privacy

In terms of privacy, the proposed development has been designed to minimise, as far as practicable, the likelihood of any adverse overlooking or invasion of aural privacy of neighbouring properties. The proposal provides for a commercial



development with publicly accessible spaces and has utilised setbacks, orientation and blank facades to limit any privacy impacts to existing and future neighbouring properties.

To future residential accommodation surrounding the subject site, the proposal is separated by the width of the roadways. This is considered to mitigate any opportunity for visual privacy impacts to future residents, achieved by virtue of separation, the commercial nature of the development and orientation of views to the public domain. Importantly, to the west, the proposal contains limited openings that would create any adverse privacy impacts for future residential development across Fourth Avenue. Further to this, the loading dock is well-articulated, concealed from the public domain and includes vertical landscaped elements to mitigate any impact.

To Gurner Avenue, whilst openings are proposed from active frontages, in addition to the road separation, the land to the north on the opposite side of Gurner Avenue is occupied by the Al-Faisal College and therefore there are not considered to be any adverse privacy impacts which would result from the proposed development.

To the eastern (side) boundary, the proposal provides a pedestrian walkway, as envisaged by the ILP, with retail tenancies and access to the mall at the ground floor, with commercial space above. At the ground level, the proposal provides for well-considered openings to the eastern façade establishing a balance between activation, privacy and ensuring flexibility for redevelopment of the neighbour. On the first floor, windows are proposed along the eastern elevation to the commercial space. All windows are slender and provided with hoods to limit the extent of overlooking, whilst also providing for an appropriate level of surveillance. It is important to acknowledge that any future development on the neighbouring property will include non-residential uses therefore minimizing any privacy concerns.

To the south of the site, no visual privacy impacts will result due to the provision of the at-grade parking and location of the public open space.

In addition to the above, aural privacy has also been considered within the submitted Acoustic Report, most importantly as it pertains to the loading dock. To protect the aural privacy of future residents to the west, the proposal will include the provision of acoustic walls, roller shutters and operational management control. Specifically, the loading dock is to only operate from 6am to 10pm to minimise any aural impact to the surrounding locality, namely, residential receivers. To the south, the Acoustic Report has also considered the vehicular movements in the at-grade parking area as it relates to the surrounding properties, in which it has found that there will be no adverse impacts. In terms of the mechanical and rooftop services, these will be constructed with appropriate materials as set out in the Acoustic Report.

It should also be noted that on-site and street tree vegetation will be provided throughout the development which will also provide for a visual and acoustic buffer. Accordingly, the development will not have any adverse impacts on visual privacy of neighbouring properties. Furthermore, the ongoing operation of the development will not adversely impact on acoustic privacy of existing and future neighbouring occupants.

5.3.5 Views

There are no protected or significant views through or over the site. Any views of the surrounding open farmland are only enjoyed given the site is currently vacant and does not reflect the anticipated built form in accordance with the relevant development standards and controls. With this being said, the proposed development will be of a scale and form that is compatible with the desired future character of the locality and therefore, the proposal will have no adverse impact in regard to loss of views or outlook from adjoining properties nor public views in the locality.

5.3.6 Flora & Fauna Impacts

The subject site currently contains no vegetation and therefore redevelopment will not have any flora or fauna impacts. Landscape Plans accompanying the application demonstrate that new trees can be provided on site, alongside extensive low level vegetation. This will increase vegetation in the locality and increase habitat opportunities. As such, the development is considered to have a positive impact on flora and fauna within the site and locality.



5.3.7 Micro-climate Impacts

The proposed development will have no significant adverse impact on surface or ground water regimes. Therefore, no significant impact on local micro-climate is anticipated. As detailed above, the site is not subject to high levels of salinity in accordance with the laboratory testing provided as part of the Geotechnical Report prepared by *Geotesta*.

5.3.8 Water & Air Quality Impacts

During construction, appropriate sediment and erosion controls will be installed and maintained to prevent migration of sediment from the site, as per the accompanying Erosion and Sediment Control Plans prepared by *Henry and Hymas*.

Once constructed, roof and surface water from the development will be dispersed into the surrounding stormwater network (to be constructed as part of this application) and captured within on-site detention. Stormwater plans prepared by *Henry & Hymas* accompany the application and provide details of stormwater management proposed for the site, including details of on-site detention. Therefore, the proposal will have no significant adverse impacts on the water quality of the locality.

In terms of air quality, the site will be managed during construction to mitigate any potential impacts on air quality, particularly during excavation. It is expected that appropriate dust mitigation measures will be employed during excavation. During operation, the proposed use is not anticipated to generate any unusual odour or fumes.

It is noted that an Odour Assessment has been prepared by *Todoroski Air Sciences* and is submitted with this application. The Odour Assessment has considered the impacts from surrounding developments, namely the nearby poultry farms. The assessment found that there will be no adverse impact from these nearby uses onto the subject site and is therefore considered acceptable.

As such, the proposal is unlikely to have any notable impact on air quality.

5.3.9 Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment prepared by *Austral Archaeology* is submitted with this application. This Report has determined whether the proposal may harm any Aboriginal objects or places. The Report undertook an extensive Aboriginal Heritage Information Management Search, and whilst Aboriginal archaeological sites are registered within proximity, none are located on the subject site. These findings were further supported through desktop analysis and a visual inspection. Per Executive Summary of the Report, recommendations are provided which should apply to the development during demolition, excavation and construction. As such, the proposal is considered acceptable with regards to Aboriginal heritage.

5.4 ECONOMIC & SOCIAL IMPACTS

The proposal will only have positive economic impacts given the significantly transitioning character of the Austral locality. Undertaking the construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. Following construction, the provision of numerous retail and commercial tenancies, two kiosks and one anchor supermarket (with ancillary liquor tenancy and direct-to-boot service) will provide for a variety of uses serving the community, generating a significant number of jobs and economic growth in the locality.

The proposal is also considered to have strong positive social impacts. The provision of employment and a significantly improved character, in a strategic location, will improve the sites relationship to surrounding residential, educational and recreational land uses. Public domain enhancements will also add to the social fabric and vitality of the precinct, specifically, the proposed public piazza and north-south through-site link.

A Social Impact Assessment has also been prepared by *Planning Ingenuity* and is submitted with this application. Furthermore, crime prevention principles have been incorporated into the design, including well-designed lighting, maximising passive surveillance, clear pathways, and design to differentiate ownership between private and public space. These are provided in detail within the accompanying CPTED Report prepared by *Planning Ingenuity*.

5.5 THE SUITABILITY OF THE SITE

5.5.1 Access to Services

The subject site is located within an area earmarked for an increase in density and is strategically zoned as a B1 Neighbourhood Centre given its proximity to numerous residential land uses, education facilities and public open spaces. The site and proposal therefore enables excellent access to various land uses for the surrounding community.

An Essential Services Report is also submitted with this application which demonstrates that electricity, telephone, internet, gas, water and sewerage will be readily available to the subject site.

5.5.2 Car Parking and Traffic

The proposed development has been designed to provide adequate parking in accordance with requirements as stipulated within the DCP. **Table 4** below provides a summary of the use, requirement and proposed parking.

Table 4 Parking Provision			
Land Use	DCP	Requirement	Provision
Commercial Tenancies (Office or Business Premises)	1 space per 40m ² GFA	1,729m ² = 43.2 (43) spaces Note, this includes direct-to-boot	Total provided: 348 spaces, including; - 8 accessible - 6 direct to boot - 4 electric charging spaces
Retail premises less than 200m ² rentable	1 space per 30m ² GFA	1,825m ² = 60.8 (61) spaces. Note, it is anticipated that the specialty retail tenancies being divided into smaller sizes, less than 200m ² .	
Retail Premises greater than 200m ² rentable	1 space per 22m ²	3,856m ² = 175.2 (175) spaces	
		Total Required: 279 spaces Note, should the four large areas shown as speciality shops (1,460m ²) be divided in tenancies larger than 200m ² , the parking required would increase to 296 spaces.	

In accordance with the above, the proposal is compliant with the DCP requirements. The proposed calculations are based on the rental area of each tenancy, noting that the specialty retail tenancies are capable of being subdivided into areas of less than 200m² via Complying Development Certificates (per the above calculations). Due to the excess parking, if specialty retail tenancies are maintained with an area greater than 200m², the proposal will maintain compliance. It is noted that the DCP does not stipulate a minimum or maximum requirement and therefore, as the



proposal meets the requirement, it is acceptable. The Traffic Impact Assessment prepared by *Colston Budd Rogers & Kafes* provides a detailed analysis of the parking for the uses and the subsequent provision of parking spaces.

The proposal will also provide for 8 accessible parking spaces and 4 electric charging spaces which will serve the needs of the future community. In terms of bicycle parking, the proposal provides a total of 24 spaces, with the capacity to increase this as the demand increases. Whilst not meeting the minimum DCP requirements in the interim, the development will be capable of increasing the provision of bicycle parking once the demand is established and will ultimately meet the DCP requirements.

The proposal also provides a loading bay, as accessed from Fourth Avenue, which will accommodate 19m heavy rigid vehicles to appropriately serve the loading, unloading and waste requirements of the development. The services and waste management will be in accordance with the DCP.

The Traffic Impact Assessment has also assessed vehicular movements and layout on-site and within the public domain, and has concluded this is compliant with the relevant Australian Standards. Furthermore, the traffic generation created by the proposal is also considered to be acceptable when compared to the existing and future development within the surrounding context and locality, particularly the anticipated increase of density per the SEPP. Importantly, the Traffic Impact Assessment has considered the impact of the opposing and nearby school, in conjunction with the proposed development on the generation of traffic. Ultimately, it has been found that the traffic impacts of the proposed development are acceptable. The Traffic Impact Assessment concludes the following:

- i) the site is identified for development as part of the future Gurner Avenue Centre identified in the Liverpool Growth Centre DCP;*
- ii) the proposed development has limited access to public transport services in the area;*
- iii) the proposed parking provision is considered appropriate;*
- iv) access, on site circulation and servicing arrangements are considered appropriate;*
- v) following DA approval, access arrangements, parking layout, servicing and vehicle swept paths should be reviewed and confirmed for compliance certification;*
- vi) a series of road, transport and intersection works has been identified to cater for traffic from future development in Austral, including the subject site;*
- vii) as the area continues to develop, the upgraded road network and intersections will be able to cater for future traffic growth, including traffic from the proposed development;*
- viii) In the short term, the existing road network can cater for the additional development traffic generated by the proposed development; and*
- ix) matters raised by Council have been addressed.*

Accordingly, the proposed development is considered acceptable with regards to parking and traffic.

5.5.3 Hazards

The subject site is not prone to landslip and is not flood affected land and the proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance. However, it is noted that the subject site is affected by bushfire prone land and is considered below, per **Figure 18**.



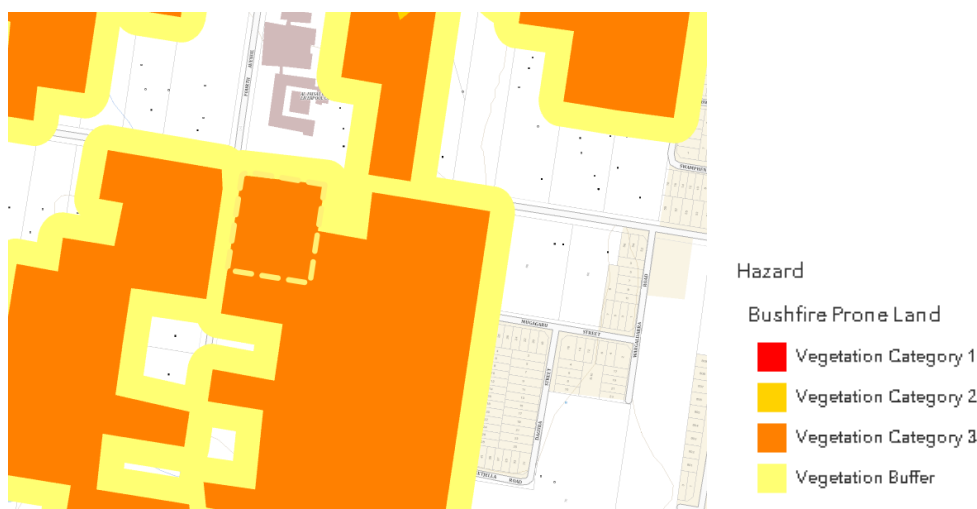


Figure 18 Bushfire Prone Land (Source: NSW Planning Portal)

A Bushfire Risk Assessment Report has been prepared and is submitted with the application. The Report makes the following recommendations:

Recommendation 1:

Management of Defendable Space on land to the east of the development site:

The temporary Defendable Space on the land to the east of the development site shall be maintained as an Inner Protection Area in accordance with Appendix 4 of Planning for Bushfire Protection 2019 and the NSW Rural Fire Service's "Standards for Asset Protection Zones".

Recommendation 2:

Bushfire Construction Standards:

Pending development of the land to the east of the development site and management of the RE1 zoned land to the south, the building/s shall be constructed to comply with Section 3 and Section 7 (BAL 29) of A.S. 3959 – 2018 – 'Construction of Buildings in Bushfire Prone Areas'.

Note: *Should the grassland vegetation on the land to the east and south of the development site be removed by future development or managed to a maximum height of 200mm, the requirement to construct the building/s to comply with A.S. 3959 – 2018 will be removed.*

Accordingly, the proposal is acceptable with regards to bushfire.

5.6 THE PUBLIC INTEREST

The proposed development will increase the supply and mixture of commercial and retail floor space in the locality in a form that meets needs of the community and is consistent with the objectives of zone B1. The proposed development will provide high quality retail and commercial floor space that is compatible with the desired scale and character of development in the locality and is suitable in terms of supporting the surrounding land uses. The inclusion of a variety of specialty tenancies, commercial premises, kiosks and an anchor supermarket, in a strategic location, is considered to be in the public interest.



Furthermore, the proposed development is consistent with the desired future character of the Gurner Avenue Neighbourhood Centre and Austral precinct, providing a development with a public piazza, north-south through-site link and extensive public domain improvements. Furthermore, the proposed development has also been designed to protect the amenity of future adjoining development.

As such, the proposed development is therefore considered to be in the public interest.





6. Conclusion

This Statement accompanies a development application for the excavation and construction of a commercial development involving the provision of an anchor supermarket (with ancillary liquor tenancy and direct-to-boot service), commercial and retail tenancies, public piazza and through-site link, with at grade and basement parking, associated landscaping and public domain works, at No. 495 Fourth Avenue, Austral. The proposed development has been assessed pursuant to Section 4.15 of the *Environmental Planning & Assessment Act, 1979* and the relevant planning Guidelines and Policies.

The proposed commercial development and public domain works are permissible with Council's consent in the zone B1 Neighbourhood Centre under the *State Environmental Planning Policy (Western Parkland City) 2021*. The proposed development complies with the applicable provision of Western Parkland City SEPP and is also consistent with the objectives and controls *Liverpool Growth Centres Precinct Development Control Plan*, including *Schedule 1 Austral and Leppington North Precincts*, and the *Liverpool Development Control Plan 2008*.

The siting, design and external appearance of the proposed development is compatible with the desired future character of the locality and will not result in any unreasonable amenity impacts to future neighbouring properties. Furthermore, it will provide a variety of high-quality commercial uses in an accessible location to the surrounding residential, educational and public recreation zones. The proposal will also provide for a public piazza, through-site links and active frontages which will contribute to the desirability of the neighbourhood centre.

Conclusively, the site is suitable for the proposed development and satisfies the objectives of zone B1. The development will positively contribute to the quality of employment in the locality and will have manageable impacts on both the natural and built environment in the locality. There will be no adverse impacts on the natural environment the locality and the proposed development will have positive social and economic impacts for the area.

As the development is consistent with the desired future character of the Gurner Avenue Neighbourhood Centre, the proposal is considered to be in the public interest and worthy of the Liverpool City Council's support.



ANNEXURE A

State Environmental Planning Policy (Western Parkland City) 2021 – Compliance Table



SEPP (WESTERN PARKLAND CITY) 2021 – APPENDIX 4 – COMPLIANCE TABLE

Clause / Control	Requirement	Proposal	Complies?
Part 2 Permitted or prohibited development			
2.3 Zone Objectives and Land Use Table	<p>Zone B1 Neighbourhood Centre</p> <p>3 Permitted with consent</p> <p>Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; <u>Business premises</u>; Centre-based child care facilities; Community facilities; Drainage; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; <u>Neighbourhood shops</u>; <u>Office premises</u>; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; <u>Roads</u>; Service stations; Serviced apartments; <u>Shops</u>; Shop top housing; Veterinary hospitals</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	<p><i>Shops; Business and Office Premises; Neighbourhood Shops; Roads</i> are all permitted with consent in Zone B1.</p> <p>It is noted that the proposed supermarket and specialised retail tenancies are identified as <i>shops</i>. The proposed commercial tenancies are identified as <i>business</i> and <i>office premises</i>.</p>	Yes
	<p><u>Zone Objectives</u></p> <p><i>To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</i></p>	<p>The proposed development is consistent with the objective of the zone, providing a mixture of permissible uses, through a variety of compatible commercial, retail and supermarket tenancies in an accessible location in proximity to various zones. The development will provide short and long term employment, through the construction and operational phases. It will also promote sustainable transport, being located adjacent to numerous land uses and providing an improved public domain and accessibility through the site, to enhance the pedestrian environment. Further, the proposal will provide opportunities for much needed commercial uses within the B1 zone in the Austral precinct.</p>	Yes
Part 4 Principal development standards			

SEPP (WESTERN PARKLAND CITY) 2021 – APPENDIX 4 – COMPLIANCE TABLE

4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. <i>Maximum height: P1 - 17m</i>	The proposed development sits well below the 17m height limit for the site.	Yes
4.4 Floor Space Ratio	(2) The floor space ratio for a building on any land is not to exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map . <i>No FSR applies to the subject site.</i>	Not applicable.	N/A
Part 5 Miscellaneous provisions			
5.1 Relevant Acquisition Authority	(2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).	No part of the site is identified to be acquired.	N/A
Part 6 Additional local provisions			
6.1 Public utility infrastructure	(1) The consent authority must not grant development consent to development on land to which this Precinct Plan applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.	Public utility infrastructure that is essential for the proposed development will be provided. This can be imposed as a condition of consent.	Yes

ANNEXURE B

Liverpool Growth Centres DCP – Compliance Table





LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
Clause / Control	Requirement	Proposal	Complies?
Liverpool Growth Centre Precinct DCP – Main Body			
2.0 Precinct Planning Outcomes			
2.2 The Indicative Layout Plan	1. All development applications are to be generally in accordance with the Indicative Layout Plan. 2. When assessing development applications, Council will consider the extent to which the proposed development is consistent with the Indicative Layout Plan. 3. Any proposed variations to the general arrangement of the Indicative Layout Plan must be demonstrated by the applicant, to Council's satisfaction, to be consistent with the Precinct Planning vision in the relevant Precinct Schedule.	The proposed development is largely in accordance with the ILP. This is discussed in Section 5.2.7 to 5.2.9 of this Statement.	Yes
		As above.	Yes
		Minor variations are proposed to the ILP s addressed throughout this Statement.	Yes
2.3.1 Flooding	1. The pattern of subdivision is to ensure that no new dwelling will be located within the 1% Annual Exceedance Probability (AEP) flood extent shown on the Flood Prone Land figure in the relevant Precinct's Schedule.	The subject site is not affected by flooding and therefore the proposal is acceptable in this regard. It is noted that Stormwater Plans are submitted with this application.	Yes
2.3.2 Water cycle management	1. Management of 'minor' flows and 'major' flows within subdivisions and development sites is to be in accordance with Council's Engineering Specification. 2. Stormwater within new subdivisions is to be managed primarily through a gravity network of pipes and overland flows generally following streets where flow volumes exceed the capacity of pipes in accordance with Council's Engineering Specification. 3. All new development is to be connected, via the network described in control 1 above, to the Council's trunk drainage	This application is submitted with Stormwater Plans which deals with the flow and collection of water throughout the site.	Yes
		No subdivision is proposed.	N/A
		The proposed stormwater will connect to Council drainage systems.	Yes





LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<p>system shown on the Key elements of the water cycle management and ecology strategy figure, in the relevant Precinct Schedule.</p> <p>4. The acquisition of drainage easements over downstream properties, or inclusion of drainage easements on subdivision plans, will be required where direct access to Council's drainage system.</p> <p>5. Roads on primary drainage lines shown on the Key elements of the water cycle management and ecology strategy figure, in the relevant Precinct Schedule, are to be constructed in the locations shown (subject to detailed survey and subdivision design), and are to be designed in accordance with specifications of Council in relation to management of stormwater flows and quality.</p> <p>6. The developed 1%, 20% and 50% AEP peak flows are to be maintained at pre-development flows through the incorporation of stormwater detention and management devices. Where subdivision works occur prior to the completion of required trunk drainage works, temporary on site facilities need to be provided in order to limit drainage volume and velocity to that experienced prior to development.</p> <p>7. Where development includes the construction of water quality treatment infrastructure, the infrastructure is to be constructed in accordance with the Precinct Water Cycle Management Strategy (available from Council) and Council's Engineering Specification. The applicant must demonstrate that the proposed infrastructure will achieve the water quality targets in Table 2-1.</p> <p>8. Trunk drainage channels are to be designed and constructed as naturalised channels where possible.</p>	<p>Noted.</p> <p>Refer to submitted civil plans which include the location of roadways and stormwater.</p> <p>Refer to supporting documentation.</p> <p>Refer to supporting documentation.</p> <p>Noted.</p>	<p>-</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>-</p>
2.3.3 Salinity and soil management	1. Development applications, that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the Areas of potential salinity risk map), are to be accompanied by	The subject site is identified within an area of Low to Medium Salinity. A Geotechnical Report is submitted with this application which addresses ground conditions, including salinity. The Geotechnical Report has found	Yes



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<p>information detailing how the design and construction of the proposed subdivision intends to address salinity issues. All works are to comply with the Western Sydney Salinity Code of Practice 2004 (WSROC) and Appendix B.</p> <p>2. Salinity and sodicity management related to Appendix B is to complement WSUD strategies, improving or at least maintaining the current condition, without detriment to the waterway environment.</p> <p>3. All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Managing Urban Stormwater - Soils and Construction (Landcom 3rd Edition March 2004 ('The Blue Book')) are to be submitted with each relevant subdivision Development Application.</p> <p>4. Salinity shall be considered during the planning, design and carrying out of earthworks, rehabilitation works and during the siting, design and construction of all development including infrastructure:</p> <ul style="list-style-type: none"> • To protect development and other works from salinity damage; and • To minimise the potential impacts that development and other works may have on salinity. 	<p>that the subject site does not include any high levels of salinity. Furthermore, to ensure that works are in accordance with the salinity practice code, a condition of consent can be imposed.</p> <p>Can be imposed as a condition of consent.</p> <p>An Erosion and Sediment Control Plan is submitted with this application.</p> <p>As above. It is noted that excavation is generally minimise and will therefore have no adverse impact to salinity. Refer to Geotechnical Report.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
2.3.4 Aboriginal and European heritage	<p>1. Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).</p> <p>2. Developments or other activities that will impact on Aboriginal heritage may require consent from the Office of Environment and</p>	<p>An Aboriginal Cultural Heritage Due Diligence Assessment prepared by <i>Austral Archaeology</i> is submitted with this application which deems that the proposal will not have any impact to Aboriginal heritage. It is noted that the site is not subject to Aboriginal Cultural Heritage per the mapping.</p> <p>As above.</p>	<p>Yes</p> <p>Yes</p>

LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE

<p>Heritage (OEH) under the <i>National Parks and Wildlife Act 1974</i> and consultation with the relevant Aboriginal communities.</p> <p>3. Any development application that is within or adjacent to land that contains a known Aboriginal cultural heritage site, as indicated on the Aboriginal cultural heritage sites figure, in the relevant Precinct Schedule, must consider and comply with the requirements of the <i>National Parks and Wildlife Act, 1974</i>.</p> <p>5. Applications for subdivision and building on the properties identified on the European cultural heritage sites figure, in the relevant Precinct's Schedule.</p> <p>6. Features which contribute to the heritage significance of the item or conservation area are to be conserved.</p> <p>7. Features which contribute to an understanding of the history of the item, or key periods of its development, are to be conserved.</p> <p>8. Significant landscape elements and/or views associated with the item are to be conserved.</p> <p>9. Significant historical property boundaries, if identified as part of the significance of the item, are to be conserved.</p> <p>10. Significant uses, if identified as part of the significance of the item, are to be conserved or a similar/compatible use identified for the heritage item where possible.</p> <p>11. Unsympathetic elements are to be removed from the item or conservation area, where this will contribute to the heritage significance of the item or conservation area.</p> <p>12. New work in the vicinity of built heritage items should be readily identifiable as such, and be sympathetic to the form, scale, massing, setback and overall character of the item, and should not detract from its appreciation.</p> <p>13. Alterations and additions are to be located away from significant and/or primary elevations, and behind and below the main ridge line of built heritage items.</p>	<p>No Aboriginal cultural heritage sites are near the subject site.</p>	<p>Yes</p>
	<p>No European Heritage is located within proximity to the site per the figure in the Precinct Schedule DCP.</p>	<p>Yes</p>
	<p>No heritage significant elements are on or within proximity to the site.</p>	<p>Yes</p>
	<p>As above, there will be no impact.</p>	<p>Yes</p>
	<p>There are no significant landscaped elements on the site and therefore there will be no impact.</p>	<p>Yes</p>
	<p>No significant historical property boundaries are present on the subject site.</p>	<p>Yes</p>
	<p>The site is currently vacant and contains no significant use.</p>	<p>Yes</p>
	<p>Not applicable.</p>	<p>N/A</p>
	<p>No heritage items in vicinity of the subject site.</p>	<p>N/A</p>
	<p>Not applicable.</p>	<p>N/A</p>

LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE				
		14. Existing fabric, use, associations and meanings are to be adequately recorded before any changes are made	Not applicable.	N/A
2.3.5 Native vegetation and ecology	Native and	1. Native trees and other vegetation are to be retained where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space.	The subject site does not contain any significant vegetation.	Yes
		2. When assessing an application that proposes removal of a tree or trees, Council will consider whether the tree or trees.	No trees are proposed for removal.	Yes
		3. All existing indigenous trees shall be retained or replaced where removal is unavoidable. Where approval is given to remove trees, appropriate replacement planting using similar species will be required.	As above.	Yes
		4. The design of a development should demonstrate that existing street trees will be retained to the greatest practical extent.	Not applicable, no existing street trees.	N/A
		5. Buildings are to be set back a minimum of 3 metres from existing trees that are to be retained.	Not applicable.	N/A
		6. The design and location of access driveways should wherever possible be located to avoid or minimise removal of existing street trees.	Driveway location does not impact street trees. It is noted that new street tree vegetation will be provided.	Yes
		7. Council may consider alternative street cross section designs where the typical cross section would result in removal of existing street trees that could otherwise be retained.	The proposed street design will include appropriate street trees.	Yes
		8. Where practical, prior to development commencing, applicants are to: • provide for the appropriate re-use of native plants and topsoil that contains known or potential native seed bank; and • relocate native animals from development sites. Applicants must refer to OEH's <i>Policy on the Translocation of Threatened Fauna in NSW</i> .	As detailed, high quality vegetation is to be provided on-site.	Yes
		9. Within land that is in the Environmental Protection Overlay , as shown on the Indicative Layout Plan in the relevant Precinct	Not applicable. Site is not identified within Environmental Protection Overlay.	N/A

LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE			
	Schedule, all native vegetation is to be retained and rehabilitated, except where clearing is required for essential infrastructure such as roads and drainage and where that clearing is consistent with the Growth Centres Biodiversity Certification and the Growth Centres Strategic Assessment Program ¹ ; and 10. Within land that is in a Riparian Protection Area (refer to the Riparian Protection Areas Figure in the relevant Precinct Schedule) native vegetation is to be conserved and managed in accordance with the Guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water (available at www.water.nsw.gov.au). 11. Development on land that adjoins land zoned E2 Environmental Conservation is to ensure that there are no significant detrimental impacts to the native vegetation and ecological values of the E2 zone. 12. All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and to eradicate weeds on site. If Council believes that a significant weed risk exists, a Weed Eradication and Management Plan outlining weed control measures during and after construction is to be submitted with the subdivision DA. 13. A landscape plan is to be submitted with all subdivision development applications, identifying: • all existing trees on the development site and those that are proposed to be removed or retained; • the proposed means of protecting trees to be retained during both construction of subdivision works and construction of buildings; • proposed landscaping including the locations and species of trees, shrubs and ground cover to be planted as part of subdivision works;	Not applicable. Site is not within a Riparian Protection Area.	N/A
		Not applicable. Site does not adjoin E2 land.	N/A
		This can be imposed as a condition of consent.	Yes
		Landscape Plans prepared by <i>Ground Ink</i> are submitted with this application. This has considered:	Yes
		Provision of high quality landscaping, noting there are no existing trees on-site.	Yes
		As above.	Yes
		Landscaping provided throughout the site as is appropriate for the B1 zone.	Yes

LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<ul style="list-style-type: none"> the relationship of the proposed landscaping to native vegetation that is to be retained within public land, including factors such as the potential for weed or exotic species invasion and the contribution of the proposed landscaping to the creation of habitat values and ecological linkages throughout the Precinct; and How bushfire risk has been managed, including requirements for Asset Protection Zones and how these relate to the proposed landscaping. <p>14. The selection of trees and other landscaping plants is to consider:</p> <ul style="list-style-type: none"> The prescribed trees in Appendix C; The use of locally indigenous species where available; Bushfire risk; Contribution to the management of soil salinity, groundwater levels and soil erosion; Items of environmental heritage, heritage conservation areas, historic road alignments and significant view lines. <p>15. For the purposes of clause 5.9 of the relevant Precinct Plan, prescribed trees include:</p> <ul style="list-style-type: none"> Trees taller than the minimum height and greater than the minimum trunk diameter specified in Appendix C, and Tree species listed in Appendix C. 	<p>Native vegetation is to be provided on the site and within the future public domain per the Landscape Plan.</p> <p>Landscaping has considered bushfire. A Bushfire Report has also been submitted with this application.</p> <p>Refer to Landscape Plan.</p> <p>As above.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
2.3.6 Bushfire hazard management	<p>1. Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006.</p> <p>2. Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be provided generally in accordance with the Bushfire risk and Asset Protection Zone Requirements figure in the relevant Precinct Schedule. APZs and construction standards are to be</p>	<p>A Bushfire Assessment Report is submitted with this application.</p> <p>As above.</p>	<p>Yes</p> <p>Yes</p>

LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE			
	<p>accurately mapped and detailed for each affected lot on plans submitted with the development application.</p> <p>3. APZs:</p> <ul style="list-style-type: none"> • are to be located wholly within the Precinct; • may incorporate roads and flood prone land, • are preferred to be located wholly outside of a riparian zone. <p>APZs may only be permitted within a riparian zone where compliant with the NSW Office of Water requirements,</p> <ul style="list-style-type: none"> • may be used for open space and recreation subject to appropriate fuel management, • are to be maintained in accordance with the guidelines in Planning for Bushfire Protection 2006, • may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ), • are not to increase the maintenance burden on public lands, and • are to be generally bounded by or incorporate a public road or perimeter fire trail that is linked to the public road system at regular intervals in accordance with <i>Planning for Bushfire Protection 2006</i>. <p>4. Establishment and maintenance of the APZ must not require clearing of native vegetation within any Native Vegetation Protection Areas or Existing Native Vegetation Areas shown on the Native Vegetation Protection Map.</p> <p>5. Vegetation outside Riparian Protection Areas, Native Vegetation Protection Areas and Existing Native Vegetation Areas is to be designed and managed as a 'fuel reduced area' where it forms part of an APZ.</p> <p>6. Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.</p> <p>7. Temporary APZs, identified through a Section 88B instrument, will be required where development is proposed on allotments</p> 	<p>Refer to Bushfire Report and Section 5.5.3 of this Statement.</p> <p>No vegetation is to be removed. It is noted that redevelopment of the locality will further remove bushfire impacts.</p> <p>Noted.</p> <p>Refer to Bushfire Assessment Report.</p> <p>Noted.</p>	<p>Yes</p> <p>Yes</p> <p>-</p> <p>Yes</p> <p>-</p>

LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<p>next to undeveloped land that presents a bushfire hazard. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.</p> <p>8. Reticulated water is to meet the standards contained within Planning for Bushfire Protection 2006. Water supply is to be via a ring main system, engineered to the requirements of Australian Standard 2419.1-1994 Fire Hydrant Installations.</p> <p>9. Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2006 and Australian Standard 3959-1999 - Construction of Building in Bushfire Prone Areas.</p>	<p>Noted.</p> <p>Refer to Bushfire Assessment Report.</p>	<p>-</p> <p>Yes</p>
2.3.7 Site contamination	<p>1. All subdivision Development Applications, and applications proposing a change of use to a more sensitive land use (e.g. Residential, education, public recreation facility etc), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the <i>Contaminated Land Management Act, 1995</i> and relevant Council Policies.</p> <p>2. Where the Stage 1 Investigation identifies potential or actual site contamination a Stage 2 Detailed Site Investigation must be prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995 and any relevant Council Policies. A Remediation Action Plan (RAP) will be required to be submitted and approved by Council prior to development consent being granted for areas identified as contaminated land in the Stage 2 Site Investigation.</p> <p>3. DAs for development in “high risk” areas of potential contamination risk-ranking figure shall be accompanied by a Stage 2 Detailed Environmental Site Investigation.</p>	<p>A Preliminary Site Investigation (PSI) prepared by <i>Geotesta</i> is submitted with this application with deals appropriately with contamination.</p> <p>The PSI concludes that the site will be suitable for the proposed development.</p> <p>The subject site is not identified as within an area of high risk contamination per the DCP.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<p>4. All investigation, reporting and identified remediation works must be in accordance with the NSW EPA's (now Office of Environment and Heritage) Guidelines for Consultants Reporting on Contaminated Sites and SEPP 55 – Contaminated Land and relevant Council Policies.</p> <p>5. Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works identified in any RAP will require development consent prior to the works commencing.</p> <p>6. Council may require a Site Audit Statement (SAS) (issued by an NSW Accredited Site Auditor) to be provided at any stage of the contamination investigation, remediation or validation stages.</p>	<p>Noted.</p> <p>The PSI concludes that the site is suitable for the proposed development. An Unexpected Finds Protocol has been recommended following clearance of the site. This can be conditioned.</p> <p>Noted.</p>	<p>Yes</p> <p>Yes</p> <p>-</p>
2.3.8 Development on and adjacent to electricity and gas easements	1. Subdivision of land that is affected by easements and land adjacent to easements, as shown on the 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.	Not applicable.	N/A
2.3.9 Noise	<p>1. Figure 2-2 provides guidance to applicants on measures to mitigate the impacts of rail and traffic noise within the Precinct.</p> <p>2. Development Applications must be accompanied by an acoustic report where the development is in a location, shown on the Potential noise attenuation measures figure in the relevant Precinct Schedule, such as:</p> <ul style="list-style-type: none"> 3. adjacent to a railway line, arterial road, sub-arterial road, transit boulevard or other road with traffic volumes predicted to exceed (or currently exceeding) 6,000 vehicles per day; 4. potentially impacted upon by a nearby industrial / employment area; or 5. potentially impacting upon sensitive receivers such as residences within the precinct and outside the precinct. 	<p>Not applicable.</p> <p>An Acoustic Report prepared by <i>Acoustic Dynamics</i> is submitted with this application which addresses the potential impact created by the proposal onto the neighbouring properties. As the proposal does not involve the provision of any residential accommodation, there will be no impact to future users from the surrounding locality. The acoustic component is discussed in Section 5.3.48 of this Statement.</p>	<p>N/A</p> <p>Yes</p>

LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE			
	<p>6. The acoustic report shall demonstrate that the noise criteria in Development Near Rail Corridors and Busy Roads- Interim Guideline (Department of Planning 2008) have been considered.</p> <p>7. Subdivision design on land adjacent to significant noise sources is to consider and implement measures to attenuate noise within dwellings and in external areas that are classified as Principle Private Open Space (refer to clause 4.2.7)</p> <p>8. Physical noise barriers (ie. Noise walls or solid fencing) are not generally supported, and measures to attenuate noise through subdivision layout, such as setbacks, building orientation, and building design and materials selection should be implemented to achieve appropriate internal noise standards.</p>	<p>Not applicable as site does not adjoin a rail corridor or busy road.</p> <p>Not applicable.</p> <p>Refer to Acoustic Report.</p>	<p>-</p> <p>N/A</p> <p>-</p>
2.3.10 Odour assessment and control	Odour management is subject to the Protection of the Environment Operations Act 1997. Currently the only methods of controlling odour impacts are applying buffers around odour generating activities and industry best management practices.	This application is submitted with an Odour Assessment prepared by <i>Todoroski Air Sciences</i> . This concludes that the proposal is considered acceptable and will not be affected by any nearby odour producing uses.	Yes
2.3.11 Air quality	<p>1. For industrial / employment developments, the emission of all air impurities is to be strictly controlled in accordance with the Protection of the Environment Operations (Clean Air) Regulation 2002 and must not exceed the prescribed standard concentration and emission rates.</p> <p>2. Implement effective site controls during and after demolition and construction to ensure that development does not contribute to increased air pollution.</p>	<p>Not applicable.</p> <p>Conditions of consent can be imposed.</p>	<p>N/A</p> <p>Yes</p>
2.4 Demolition	<p>1. All demolition work must comply with the Australian Standard AS2601 - 1991, The Demolition of Structures.</p> <p>2. Security fencing such as hoardings must be provided around the perimeter of the demolition site prior to work commencing to prevent access by unauthorised persons at all times during the</p>	<p>No demolition works are required.</p> <p>Noted.</p>	<p>N/A</p> <p>-</p>

LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<p>demolition period. Approval of the fencing by Council must be received prior to erection.</p> <p>3. All lead contaminated materials identified in the building must be handled and disposed of in accordance with the NSW Environment Protection Authority's requirements.</p> <p>4. Dust controls must be implemented on site prior to and during demolition.</p> <p>5. Hazardous materials audits shall be conducted on any buildings at the site that may require demolition.</p> <p>6. Asbestos, if identified in the building, must be removed and disposed of in accordance with the requirements of Work Cover</p> <p>9. A Waste Management Plan (WMP) is to be submitted with the Development Application. The WMP must include volume or area estimates and information about reuse, recycling and disposal options for all types of waste produced on-site, including excavation materials.</p> <p>11. A Dilapidation Report may be required to be submitted with a Development Application for any demolition within the zone of influence of any other building.</p>	<p>Noted, this will be removed per the relevant standards if required.</p> <p>Refer to Erosion and Sediment Control Plan.</p> <p>Not applicable.</p> <p>No building is located on-site. Any asbestos found will be removed per the relevant standards.</p> <p>A Waste Management Plan prepared by <i>Salt3</i> is submitted with this application.</p> <p>Not applicable..</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
2.5 Crime Prevention through Environmental Design	<p>1. Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also be oriented to overlook the side street.</p> <p>2. The design of all development is to enhance public surveillance of public streets and open space/conservation areas.</p> <p>3. For residential development, the use of roller shutters other than garages is not permitted on doors and windows facing the street. Any security railings must be designed to complement the architecture of the building.</p> <p>4. Developments are to avoid creating areas for concealment and blank walls facing the street.</p>	<p>A CPTED Report prepared by <i>Planning Ingenuity</i> is submitted with this application. Casual surveillance is maximised by the proposed development through orientation and provision of active frontages.</p> <p>As above.</p> <p>Not proposed.</p> <p>No areas for concealment are proposed as clear sightlines are provided. In addition, blank walls include the provision of planting, where possible, as to minimise the opportunity for graffiti.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE			
	<p>5. Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.</p> <p>6. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space, community facilities, commercial developments, mixed-use developments, and schools may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979.</p>	<p>Lighting will be provided to all communal spaces particularly the public pizza and north-south through-site links.</p> <p>Refer to CPTED Report.</p>	<p>Yes</p> <p>Yes</p>
2.6 Earthworks	<p>1. Subdivision and building work is to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed.</p> <p>2. The applicant is to demonstrate how the finished land levels will be integrated with nearby land and facilitate appropriate drainage.</p> <p>3. Where terraced retaining walls are proposed the minimum horizontal distance between each step is one metre.</p> <p>4. A variation to the retaining wall heights can be considered with supporting justification.</p> <p>5. Council will consider permitting greater cut for basements.</p> <p>6. All retaining walls proposed are to be identified in the development application. Those affecting adjoining properties i.e. adjacent to property boundaries are to be available for inspection prior to the internal linings of the house being installed. All other approved retaining walls are to be in place prior to the issue of an occupation certificate.</p> <p>7. Where cut or fill is proposed on the boundary of a lot, retaining walls are to be constructed with side fence posts integrated with the retaining wall (relevant construction details are required with retaining wall approval).</p>	<p>The proposal will require excavation to accommodate the proposed built form and associated parking and is considered to be reasonably anticipated for a development in the B1 zone.</p> <p>The proposal will maintain at-grade access around the periphery of the built form and will facilitate appropriate drainage.</p> <p>No significant terracing is proposed. Refer to architectural and landscape documentation.</p> <p>Noted.</p> <p>Basement parking is required to support the proposed development.</p> <p>Noted, refer to architectural and civil plans for retaining wall information.</p> <p>Refer to supporting documentation submitted with this application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>-</p> <p>Yes</p>



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

<p>8. Retaining walls that front a public place are to be finished with anti-graffiti coating.</p> <p>9. Retaining walls are to be designed and constructed to allow for installation of boundary fencing without impact on the structural soundness of the retaining wall and its footings.</p> <p>10. A Validation Report is required to be submitted to Council prior to the placement of imported fill on site. All fill shall comply with the NSW Office of Water – “<i>Site Investigation for Urban Salinity</i>” and the OEH Contaminated Sites Guidelines – “<i>Guidelines for the NSW Site Auditor Scheme (2nd edition) – Soil Investigation Levels for Urban Development Sites in NSW</i>”.</p> <p>11. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility, and transported in compliance with the <i>Noxious Weeds Act 1993</i>.</p> <p>12. Development on land having a natural gradient of 1:6.7 (15%) or greater shall be accompanied by a geotechnical study, including guidelines for structural and engineering works on the land.</p> <p>13. For sites with existing water storage facilities (dams) the DA must include a dam removal plan which addresses each of the following controls to Council’s satisfaction and must also include details of:</p> <ul style="list-style-type: none"> • A water quality and soil test which details any contaminants in both the water and soil at the base of the dam (all testing shall be undertaken by a qualified consultant and National Association of Testing Authorities accredited laboratory). • A salinity hazard test undertaken in accordance with the Office of Water salinity site assessment guidelines. <p>14. Sites identified as contaminated must follow the Office of Environment and Heritage contaminated water or soil removal guidelines in the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i>. Contaminated water should be disposed of at a liquid waste facility.</p>	Noted. This can be imposed as a condition of consent.	-
	Noted.	-
	Noted.	-
	Noted.	-
	A Geotechnical Report prepared by <i>Geotesta</i> is submitted with application.	Yes
	No existing dams are located on the subject site.	Yes
	Refer to Preliminary Site Investigation.	Yes



LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<p>15. Water identified as not contaminated may be re-used on site or on other properties. Should there be no possible reuse option for the water; a controlled release into the creek may be possible.</p> <p>16. Any controlled release of water into the receiving waters (creek) must ensure against any erosion impact.</p> <p>17. It is recommended that any water release is undertaken during high flow events as creek water quality is reduced at this time.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>-</p> <p>-</p> <p>-</p>
3.0 Neighbourhood and Subdivision Design			
3.1.1 Residential Density	1. All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.	Not applicable.	N/A
5.0 Centres Development Controls			
5.3.1 Streetscape and architectural design Controls - active frontage and street address	<p>1. Active street fronts, built to the street boundary, are required on the ground level of all retail and commercial development fronting the main street and where applicable, public open space, as identified in the Desired future layout of the Centre figure in the relevant Precinct's Schedule.</p> <p>2. All applications for development in centres are to include a masterplan showing:</p> <ul style="list-style-type: none"> • The location of the proposed development site in the context of the overall centre, and relative to key features of the centre including the main street and other public spaces such as parks, squares and plazas. • How the proposed development fits into the future layout of the centre as shown on the Desired future layout of the Centre figure in the relevant Precinct's Schedule. Where the proposal varies from the desired future layout, the applicant is to 	<p>The proposal will provide active street frontages to the majority of the Gurner Avenue roadway and to the public piazza. Additional activation is provided along the through-site links and towards the southern façade facing the at-grade carpark. This is considered to be consistent with the Gurner Avenue Neighbourhood Centre and is discussed in Section 5.2.8 of this Statement.</p> <p>This application is submitted with a site analysis which shows the location of the subject site, in addition to potential future built forms on the neighbouring property.</p> <p>The architectural plans shows the subject site in relationship to the neighbouring properties. This is also discussed under Section 5.2.7 of this Statement.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<p>demonstrate consistency with the development principles in clause 5.2.</p> <ul style="list-style-type: none"> Proposed vehicle and pedestrian access that is consistent with the Traffic circulation and parking figure in the relevant Precinct's Schedule. Where consistency with the Traffic circulation and parking figure is not possible (such as in early stages of the development of the centre prior to construction of key roads) the applicant is to demonstrate consistency with the development principles in clause 5.2. <p>3. Residential, commercial and retail uses on the upper floors are to be designed to overlook streets and other public places to provide passive surveillance.</p> <p>4. The ground and first floor of all buildings on active street frontages are to be built to the front property boundary (ie. a zero front setback) to define the street edge. If the first floor contains residential uses, internal spaces may be set back where balconies are built to the property boundary.</p> <p>5. The primary means of pedestrian access to retail, commercial and upper floor residential uses is to be from the street rather than from the rear or internal areas of the building. Building entries should be prominent, clearly identifiable and accessible.</p> <p>6. Vehicle access to basement level parking or parking located behind buildings must not be from active street frontages.</p>	<p>The proposed development is largely consistent with the ILP in terms of roadways and through-site links. A Traffic Report and Civil Documentation is also submitted with this application. Access is discussed in Section 5.2.9.</p> <p>The commercial uses on the upper level overlooks Gurner Avenue, the public piazza and north-south through-site link.</p> <p>The proposal provides nil setbacks to the active street frontages required by the DCP.</p> <p>Primary pedestrian access to the site is provided from Gurner Avenue and the southern future local road. These will be clearly identifiable from the public domain and maintain clear sightlines. Additional access is provided from Fourth Avenue.</p> <p>Vehicular access is largely provided from Fourth Avenue, where an active street frontage is not required. Additional vehicle access is provided from Gurner Avenue despite the indicated active frontage. Vehicle access to the basement carpark is required from Gurner Avenue to improve circulation, movement and traffic flows throughout the site and surrounding locality. The provision of access is considered to be suitable as is addressed in the Traffic Report.. The proposal is considered to provide a reasonable site specific response to the control. Refer to Section 5.2.9.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>On Merit</p>
--	--	---	---

LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

7. All large format retail premises and decked parking areas are to be sleeved with uses that provide an active frontage to the street.	The supermarket is located internally as accessed from the pedestrian through-site link and will therefore maintain a high level of street activation.	Yes
8. Blank walls visible from the public domain are to be avoided.	Minimal blank facades are proposed. Where these are located facing the Fourth Avenue, this will be softened through artwork, vegetation and materiality. This is necessary as it will provide access to the loading dock.	Yes
9. Retail shops are to have a variety of shop frontage widths and articulation.	Numerous retail and commercial areas are proposed, which can be subdivided under CDC.	Yes
10. Restaurants, cafes and the like are encouraged to provide openable shop fronts and to make use of footpath areas on active streets.	Retail premises can be provided as food and drink premises upon submission of separate applications.	Yes
11. On corner sites, active shop fronts are to wrap around the corner and address both street frontages.	The proposal does not provide an active shop front on the sites corner given the topography of the site and need for loading and services. An active shop front on this corner is not considered to be a suitable outcome given is disconnect from the primary pedestrian access points and trafficked nature of the roadways.	On merit
12. Developments that have multiple street frontages are to provide entrances to internal/upper floor uses on each street frontage.	Pedestrian access to the development is provided from Fourth Avenue and Gurner Avenue, and the future southern local road.	Yes
13. In mixed-use buildings, separate access from the street is required for retail, commercial and residential uses.	Shared access is provided as only non-residential uses are proposed.	Yes
14. Entrances are to be visible from the street and well lit.	Entrances will be well lit and visible from the street frontages.	Yes
15. Security shutters and grilles are not encouraged and any proposed security devices are to be transparent or at least 80% open.	Not proposed.	N/A
16. All buildings on active street frontages are to include awnings above the ground floor for the full length of the street frontage.	Awnings are provided where practicable and above the active street frontages proposed.	Yes
17. Parking is to be screened by buildings, from the main street and other streets with active frontages, or be below ground.	The proposal provides at-grade parking which will be visible from the street. Vegetation will be proposed at the street frontages and within the site to soften the extent of parking area.	Yes



LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
Controls – building facades and awnings	18. Building facades at street level on active frontage streets are to have a minimum of 80% glazing and be open to the street.	The proposal will provide approximately 70% glazed active frontage to Gurner Avenue, including the public piazza. To Fourth Avenue the proposal does not include any active street frontages due to the topography and loading of services necessary for the development to function. Furthermore, ILP states that a minimum 50% active street frontage is required in which the proposal is considered acceptable. It is also noted that the extent of glazing will adequately activate the streetscapes and ultimately improve the character and safety of the locality.	On Merit
	19. Translucent or obscured glazing is not permitted on active street frontages.	Noted.	-
	20. Signage and advertising material are not to obscure glazing.	Signage is proposed as part of this application as it pertains to the supermarket. Signage for other tenancies is shown in terms of location and sizes.	Yes
	21. At night, internal lighting is to fall onto the footpath, or under-awning lighting is to be provided.	Condition of consent can be imposed.	Yes
	22. Solid elements are preferably to be finished with rendered masonry, tiles or face brick.	Refer to materials schedule in which the proposal is consistent.	Yes
	23. Coordinated colour schemes are required, and colours and materials are to be consistent with adjoining buildings and the general character of the street.	The proposal provides a neutral colour scheme and contemporary materials which will support the locality.	Yes
	24. Façade articulation is encouraged above the ground floor through the incorporation of balconies, openings and other design elements that modulate the façade, providing rhythm and interest.	The proposal provides a highly articulated façade across all elevations as discussed in this Statement. This includes undulation, modulation and materiality.	Yes
	25. Articulated corners are to be provided to building facades on active street frontages, as identified in the Desired future layout of the Centre figure in the relevant Precinct's Schedule. Articulated elements may include verandahs, awnings, upper level balconies, use of materials or roof designs that accentuate the corner. Articulation elements are to address both street frontages.	The proposal provides a built form which responds to the corner of Gurner Avenue and Fourth Avenue. This includes artwork, materiality, texturing, vegetation and proportioning.	Yes





LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<p>26. Design of corner buildings on the ground floor is to facilitate free pedestrian movement. Open corners at ground level are encouraged.</p> <p>27. Building height, massing, materials and parapet/roof expression should be used to accentuate corner elements. Council may consider proposals on street corners that do not meet relevant height controls where the design of the building accentuates the corner, creates a landmark and is well designed.</p> <p>28. Any awning over a public footpath will require a Public Road Activity Approval to be issued by the Consent Authority.</p> <p>29. Awnings should be a minimum height of 2.7m (3.2m desirable) above footpath level and generally consistent in form with adjacent awnings.</p> <p>30. The front fascia of the awning is to be set back a minimum of 500mm from the kerb of the street carriageway, including at street corners.</p> <p>31. Awnings are generally to project horizontally from the building façade and be horizontal along the length of the façade. Stepped awnings are appropriate on sloping streets.</p> <p>32. The design of awnings is to be consistent with adjoining buildings. Awnings that are significantly different in terms of materials, finishes and dimensions will not be permitted.</p> <p>33. Development applications within the centre that propose works in public streets to be undertaken by the developer are to be consistent with any public domain strategy or similar document that applies to the centre.</p> <p>34. All signage and advertising is to be designed in a co-ordinated manner (refer to clause 5.3.4 for detailed controls).</p>	<p>The built form is stepped at ground level on the corner as to allow ease of movement. Whilst not open, this will not inhibit movement throughout the site and will allow for the provision of vegetation and landscaping.</p> <p>As detailed above, the proposal utilises materiality, texturing, vegetation and proportioning to address the sites corner frontage. This is an appropriate outcome given the trafficked nature of the sites corner.</p> <p>Awnings proposed are an appropriate height per the architectural plans.</p> <p>The awning and covered walkway heights change according to the topography of the site and are suitable for users.</p> <p>The proposal complies.</p> <p>Awnings are horizontal and are integrated into the built form.</p> <p>The proposed awnings provides a simple appropriate design that can be consistent with future development to the east.</p> <p>Signage is proposed for the supermarket. Signage for smaller retail and commercial tenancies will form part of a separate application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Controls – Landscape design and public spaces	<p>35. Parks and plazas are to act as a focal point for the centre and community activities and are to be designed to ensure adaptability and flexibility in use and function over time.</p>	<p>The proposal provides a public piazza and through-site links which will be focal points of the development and are well designed with quality landscaping.</p>	<p>Yes</p>





LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<p>36. Plant selection should take into account the following:</p> <ul style="list-style-type: none"> • species which complement remnant native vegetation, • level of on-going maintenance, <p>scale in relation to the function of the area, solar access and shade, and contribution to the character of the local centre.</p> <p>37. Street tree and open space planting is to provide generous shade for pedestrians in summer and allow for sunlight penetration to street level in winter.</p> <p>38. All paving materials must conform to relevant standards for durability, non-slip textures, strength and surface treatment to withstand use by light automobiles, service vehicles, pedestrians and bicycles.</p> <p>39. Paving materials should also be certified colour stable for a period of at least 20 years to ensure a reasonable match to existing paving when damaged sections are replaced.</p> <p>40. All paved areas should be adequately drained and follow 'best practises' in installation, including sub-surface preparation and stormwater management.</p> <p>41. All paved areas must be properly designed to facilitate use by the elderly and disabled.</p>	<p>Refer to Landscape Plan.</p> <p>Noted. Refer to Landscape Plan.</p> <p>Refer to Landscape Plan and Access Report.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>Yes</p> <p>-</p> <p>Yes</p> <p>-</p> <p>-</p> <p>-</p>
5.3.2 Solar access, weather protection and energy efficiency	<p>1. Parks and plazas are to receive sunlight on a minimum of 50% of their site area between 11am and 2pm on June 21st.</p> <p>2. Building envelopes are to allow for north-south streets to receive 2 hours sunlight between 9am-3pm on June 21st on a minimum of 50% of the eastern or western footpaths; and</p> <p>3. Building envelopes are to allow for east-west streets to receive 2 hours of sunlight between 9am-3pm on June 21st on a minimum of 50% of the southern footpaths.</p> <p>4. Continuous awnings are required to be provided along the ground floor street frontage on active street frontages in</p>	<p>The proposed public piazza will receive solar access to 100% of its area between 9am and 3pm.</p> <p>The proposal will result in overshadowing to the streetscapes however is considered acceptable given the anticipated increase of density and site orientation.</p> <p>As above, the proposal will maintain adequate solar access to streetscapes as would be reasonably anticipated by the increase of density.</p> <p>Awnings are provided where active street frontages are proposed to Gurner Avenue, the public piazza and north-south through-site link.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>





LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<p>accordance with Figure 5-1 and all buildings fronting public open space or squares.</p> <p>5. The design of awnings is to comply with the controls in clause 5.3.1, and:</p> <ul style="list-style-type: none"> • Ensure that the solar access controls in controls 1, 2 and 3 above are achieved. • Ensure that protection from rain and summer sun is provided to a minimum of 75% of footpath areas. <p>6. The design and orientation of buildings is to consider prevailing south-westerly winds in winter, and active frontages are to be located to maximise shielding from strong winds by buildings.</p> <p>7. Uses that are likely to occupy footpaths should be generally located on the southern or western sides of active streets to take advantage of winter sun and protection from winter winds.</p> <p>8. Loading, parking and service areas are preferably to be located on the southern or western sides of buildings, except where the western or southern side of a development site adjoins an active street.</p> <p>9. Residential development within centres is to be generally oriented with living areas and balconies facing north.</p> <p>10. Residential development within centres is to be designed to maximise natural cross-ventilation.</p> <p>11. Large expanses of west-facing glazing, or open shop-fronts facing west, are to be avoided unless the glazing or shop-front is shielded from afternoon sun in summer and cold winter winds by other buildings or awnings.</p> <p>12. Each retail or commercial tenancy is to be separately metered or sub-metered for electricity, gas and water (hot and cold).</p> <p>13. Hot water is to be supplied from solar or heat pump systems. Where these systems can not deliver sufficient hot water to meet demand (e.g. If the roof area is insufficient), gas water heating is preferred.</p>	<p>The proposal is consistent where awnings are proposed.</p> <p>The siting and location of the proposal is predetermined, however has been designed to protect against wind where practicable.</p> <p>Activation of the street frontage is provided as desired by the ILP and is therefore considered acceptable.</p> <p>The parking area and loading bay is provided on the western and southern sides of the site as this is most appropriate for the function of the building. Access is also provided from Gurner Avenue and is acceptable as discussed in this Statement.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Shopfronts are not oriented to the west to minimise solar impacts during summer.</p> <p>Noted.</p> <p>Noted.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>-</p> <p>-</p>
--	--	---	--



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

<p>14. Rainwater collected from roof areas is to be used for non-potable uses including toilet flushing, laundries and cleaning.</p> <p>17. External pedestrian circulation areas are encouraged, rather than internal mall-type buildings. Development that includes internal pedestrian circulation areas should be designed to enable natural ventilation and lighting when weather conditions are appropriate. This may include measures such as openable windows, louvres, skylights and openings on the building perimeter to facilitate natural air circulation. Temporary, moveable or adjustable shade structures are encouraged to provide protection to outdoor or semi-indoor pedestrian circulation areas.</p> <p>18. Retail and commercial tenancies are to be capable of natural ventilation and have access to natural light.</p> <p>19. External glazing or shade structures to commercial and retail development shall be capable of controlling solar ingress into internal spaces. Where necessary, solar ingress control systems shall be dynamically operable via climate control systems for individual tenancies.</p> <p>20. Materials used for construction shall have low Volatile Organic Compounds (VOC) emissions content.</p> <p>21. Timber building materials should be sourced from sustainable suppliers such as products certified by the Forestry Stewardship Council (FSC).</p> <p>22. For construction of developments with a value more than \$10 million, a Construction Environmental Management Plan is to be submitted prior to the issue of a construction certificate, detailing:</p> <ul style="list-style-type: none"> • Measures to reduce the consumption of materials and resources during construction. • The use of recycled or reclaimed materials in construction. • Construction waste minimisation measures, including opportunities to re-use materials on site. 	Refer to Stormwater Plans.	Yes
	The north-south through-site links are provided as internal and open to the sky.	Yes
	All tenancies have frontages to allow the provision of natural light and ventilation.	Yes
	The proposal provides awnings to allow for solar shading during summer and rain protection during winter.	Yes
	Noted.	-
	Noted.	-
	Noted. Imposed as Condition of Consent.	-



LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<ul style="list-style-type: none"> • Measures to minimise the use of water and maximise water re-use during construction. • The embodied energy of the main construction materials, options considered to reduce the embodied energy of materials and (if applicable) the reasons for not choosing materials with the least embodied energy. • Training, monitoring and reporting on the compliance of construction contractors with the requirements of the CEMP. 		
5.3.3 Building bulk, scale and design	<ol style="list-style-type: none"> 1. The maximum allowable depth of residential building envelopes is 22m (max 18m glass line to glass line). 2. Floors above the second floor are to be set back a minimum of 4 metres from the boundary of the property with any public street. 3. Larger upper floor setbacks from the street may be required to: <ul style="list-style-type: none"> • achieve adequate solar access at street level; • maintain the privacy of dwellings; • maintain view corridors; or • minimise the bulk of the building. 4. Zero side setbacks are required on the ground floor and first floor and the side wall shall contain no windows or other openings (except where the side setback is to a public street, where the façade controls in clause 5.3.1 apply). 5. Zero side setbacks are permitted for the upper floors providing the side wall contains no windows or other openings (except where the side setback is to a public street, where the façade controls in clause 5.3.1 apply). Note: Control 2 above prevails in relation to setbacks to secondary streets in floors above the second floor. 6. Where windows, balconies or other openings are to be provided on upper floors, the minimum side setback for upper floors is 6 metres from the side property boundary and the minimum 	<p>Not applicable.</p> <p>The proposed second floor (commercial) is setback more than 4m from the street frontage to Gurner Avenue.</p> <p>The proposed setbacks are considered acceptable as discussed in this Statement.</p> <p>Nil side setbacks are provided to the ground and the first floor opposing Gurner Avenue. The two storeys to the eastern walkway are provided with a 1.5m setback. These are considered appropriate as discussed in this Statement.</p> <p>The proposal is acceptable with regards to its setback.</p> <p>A setback of 1.5m is provided to the first floor to the commercial premises. This is considered acceptable given the nature of the proposed use, being non-residential, and the treatment of the windows at the eastern elevation which are slender and contain hoods to minimise privacy impacts. It is</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>On Merit</p> <p>Yes</p> <p>On Merit</p>



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<p>separation distance between habitable rooms or balconies is 12 metres.</p> <p>7. For floors above the fourth floor, the minimum separation distance between buildings is to be 18 metres.</p> <p>8. Roof forms should not result in excessive bulk or overshadowing.</p> <p>9. All plant and lift over-runs are to be concealed within roof forms to minimise visual impact.</p> <p>10. The use of roof areas for private / communal open space and gardens is encouraged. Such spaces should be designed to minimise privacy impacts on neighbours.</p> <p>11. For development in close proximity to a rail corridor, balconies and windows are to be designed so as to prevent objects being thrown onto Railcorp's facilities (refer to the relevant National Construction Code and the Railcorp Electrical Standards).</p> <p>12. Floor to ceiling heights are to be a minimum of:</p> <ul style="list-style-type: none"> • Ground floor of all buildings (regardless of use): 3.6m • First floor for retail and/or commercial use: 3.3m • All other retail and/or commercial floors: 3.3m • All other residential floors: 2.4m. 	<p>anticipated that the adjoining site will contain a community facility and non-residential uses and therefore there will not be any privacy impacts as a result of the proposed setback.</p> <p>Not applicable.</p> <p>The proposed roof form will not result in any adverse overshadowing and is contemporary in form.</p> <p>Services and lift overruns situated within the roof and built form and are setback appropriately from the site boundaries.</p> <p>Not proposed.</p> <p>Not applicable.</p> <p>The proposal provides floor to ceiling heights as follows: Lower Ground floor: 3.5m Ground Floor: 3.5m to 4.4m First Floor: 3.3m for commercial</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p> <p>Yes</p>
5.3.4 Signs	<p>1. Signs are to be designed and located to:</p> <ul style="list-style-type: none"> • Be visually interesting and have a high level of design quality, • Be integrated with the architecture and structure of the building on which they are located; 	<p>The proposed development is submitted with signage information as it pertains to the Woolworths and BWS signs. Location and size of tenancy signage is indicated on the plans. The following is noted:</p> <p>Signage will be of a high quality design and will be visually interesting as viewed from the public domain.</p> <p>Signage will form an integral part of the overall development and is complementary to the overall design.</p> <p>The signage will not overbear the bulk or scale of the proposed building.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE			
	<ul style="list-style-type: none"> • Be consistent with the scale of the building or the property on which they are located. • Consider existing signs on the building, adjoining buildings or elsewhere in the streetscape, and not obscure views of existing signs or the potential for signs to be viewed on adjoining premises; • Not cover glazed surfaces; • Project minimally from the building. <p>2. Signs are not to be supported from, hung from or placed on other signs.</p> <p>3. The preferred locations for business or building identification signs are shown on Figure 5-2 and include:</p> <ul style="list-style-type: none"> • Fascia signs, located on the front or side fascia of an awning; • Under-awning signs; • Flush wall mounted signs (e.g. above windows or doors); • Projecting wall signs, where there is no awning or the fixture of the sign to the awning is not appropriate due to the style of the awning. <p>4. Awning fascia signs are not to project within 500mm of the kerb.</p> <p>5. The minimum clearance from the footpath to the bottom of any sign (apart from flush mounted wall signs) is 2.4 metres.</p> <p>6. Projecting wall signs and under-awning signs are to be perpendicular to the building façade and horizontal.</p> <p>7. Above awning signs (signs that are attached to the top of an awning) are not permitted.</p> <p>8. Flush mounted building identification signs are permitted above the first floor on the building parapet only where they are integrated with the design of the building and where they do not project more than 100mm from the building. The maximum area of the sign face is 3m².</p> <p>9. The maximum number of signs on each façade of any retail or commercial tenancy is three, and only one sign of each type</p>	<p>Not applicable, as no existing signs are located within the locality.</p> <p>Noted.</p> <p>The signage will not protrude significantly from the building.</p> <p>Not proposed.</p> <p>The proposal includes an appropriate mixture of signs.</p> <p>Noted, the proposal will comply.</p> <p>The proposed signage will not result in a head height of less than 2.4m.</p> <p>Noted, the proposed signs are perpendicular.</p> <p>Not proposed.</p> <p>The proposed building identification signs are flush mounted.</p> <p>The proposed Woolworths is a maximum of two per façade.</p> <p>These are appropriately separated</p>	<p>NA</p> <p>-</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>





LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<p>(fascia, under-awning, projecting wall or flush mounted) is permitted on each façade.</p> <p>10. Under-awning or projecting wall signs are to be a minimum of 3.5 metres apart.</p> <p>11. Signs are not to project beyond the dimensions of the structure to which they are affixed or obscure windows or other openings.</p> <p>12. Free standing signs (signs that are not affixed to a building) are not permitted on active street frontages.</p> <p>13. Flashing, animated or bright neon signage is not permitted.</p> <p>14. Any illuminated signage must comply with AS 4282 – Control of the obtrusive effects of outdoor lighting.</p> <p>15. All buildings are to have clearly displayed and legible street numbering.</p> <p>16. The location of signs is not to obscure views of traffic signs or traffic signals, or have the potential to cause confusion with traffic signs or signals.</p>	<p>The proposed signage does not protrude beyond the built form.</p> <p>Not proposed.</p> <p>Not proposed.</p> <p>Noted, this can be imposed as a condition of consent.</p> <p>Noted.</p> <p>Signage will not cause conflict or traffic hazards.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>-</p> <p>-</p> <p>Yes</p>
5.3.5 Acoustic and visual privacy	<p>1. Development in the centres must comply with the Office of Environment and Heritage and Council noise attenuation requirements and the controls for visual and acoustic privacy in clause 4.2.9.</p> <p>2. A combination of the following measures is to be used to mitigate the impacts of rail or road traffic noise within centres:</p> <ul style="list-style-type: none"> • setbacks and service roads; • internal dwelling layouts that are designed to minimise noise in living and sleeping areas; • changes in landform; • higher than standard fencing constructed with a suitably solid mass; and • locating courtyards and principal private open space areas that will comply with the criteria in clause 4.2.9 away from the noise source. 	<p>Noted. Refer to Section 5.3.8 of this Statement.</p> <p>Refer to Acoustic Report.</p>	<p>Yes</p> <p>Yes</p>



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE				
5.3.6 Safety, surveillance and maintenance	Safety, surveillance and maintenance	1. The principles of Crime Prevention through Environmental Design (CPTED) in Clause 2.5 are applicable to all development within centres.	A CPTED Report prepared by <i>Planning Ingenuity</i> is submitted with this application.	Yes
		2. Balconies, terraces and other private open spaces are to be oriented to public open spaces to optimise casual surveillance.	Not applicable.	Yes
		3. The design of all buildings, fences and landscape elements shall take sight lines, both horizontal and vertical, into consideration to minimize blind spots and promote a sense of security.	Noted, no part of the building will obscure sightlines or create areas of concealment.	Yes
		4. All streets, alleys, bike paths and pedestrian walkways must be adequately lit at all times.	To be provided.	Yes
		5. Lighting is to be installed on all circulation routes and major pedestrian thoroughfares, including under-awning lighting on all awnings.	Noted. This can be imposed as a condition.	-
		6. Large open areas such as parking lots and public open spaces are to be floodlit.	Noted. This can be imposed as a condition.	-
		7. Lights should be positioned so that they highlight landmarks and other special building features.	Noted. This can be imposed as a condition.	-
		8. Lighting fixtures must be sturdy, durable, vandal resistant and easily maintained.	Noted. This can be imposed as a condition.	-
		9. Fixtures visible from the public domain should be mounted at a height of at least 2.7 metres, and their appearance should complement the architectural and landscape character of the location.	Noted. This can be imposed as a condition.	-
		10. The installation of lighting should take into account and minimise its impacts on surrounding commercial premises and residential properties.	Noted. This can be imposed as a condition.	-
		11. Durable and easily cleaned materials should be selected in all areas exposed to the public, and all masonry surfaces to a height of 3 metres should be protected with an approved anti-graffiti treatment.	Refer to materials schedule.	Yes

LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE			
	<p>12. Fencing and street plantings should be designed to achieve a balance between screening and security/surveillance.</p> <p>13. Traffic facilities are to be installed to enhance pedestrian safety.</p> <p>14. Safety features such as tactile surfaces and handrails are to be provided in appropriate locations.</p>	<p>Refer to Landscape Plan.</p> <p>Refer to Traffic Report.</p> <p>Refer to Access Report.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
5.3.7 Site servicing	<p>1. Services and structures such as transformers, waste collection, storage and deposit areas, and loading bays are generally to be located to the rear of the property. Where this cannot be achieved services must be integrated into the overall design of buildings and landscaping of the street front through screening measures.</p> <p>2. Service areas are not permitted on active street frontages or adjacent to public parks, plazas or squares.</p> <p>3. Service/delivery vehicles should access service and loading areas using secondary streets (refer to the Traffic Circulation and Parking figure in the relevant Precinct's Schedule for preferred access roads and locations).</p> <p>4. The following controls relate to the screening of services:</p> <ul style="list-style-type: none"> • All services, transformers, storage and deposit areas, and wheeled rubbish bins must be effectively screened from view. • Screening walls or plant masses shall be at least 1.8 metres high, and Council may require higher screens where required to achieve appropriate standards of amenity. • All screening shall be designed to allow free and easy access to the facilities, as required to permit maintenance and checking by all relevant parties, including service authorities, Council officials, tenants and property owners. • Screening wall materials and plants shall be selected which have no adverse impacts on the operation of the facilities. 	<p>The proposed services, loading areas, waste storage areas and the like are accessed from Fourth Avenue. This is integrated into the design and will not be visually jarring from the public domain. It is noted additional access is provided from Gurner Avenue, however will have no impact to the streetscape.</p> <p>The proposal provides access to the waste and loading area from Fourth Avenue which is not identified as an active frontage. As above, Gurner Avenue will provide access to users of the centre.</p> <p>Access is provided from Fourth Avenue, where the ILP allows vehicular access.</p> <p>All services are appropriately integrated into the overall built form.</p> <p>As above.</p> <p>The services will be easily accessible as required by relevant stakeholders.</p> <p>As mentioned, services are appropriately integrated into the built form.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>



LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE															
	<p>5. Service access is permitted from rear lanes, side streets and right of ways for the use of parking, loading docks and waste collection areas.</p> <p>6. Adequate space should be provided for the movement, unloading and loading of service vehicles. All service vehicles should enter and exit any loading area in a forward direction.</p> <p>7. Structures shall be painted according to the required standards of the relevant service authority, in colours that limit their visual impact.</p> <p>8. All air conditioners must be located in areas where any noise and dripping condensation will have minimal impact on the public domain. No roof or wall mounted air conditioners shall be visible from public areas.</p> <p>9. Television antennas and other telecommunication devices are not to be visible from the street.</p>	<p>Service access provided from the secondary street.</p> <p>All loading areas are designed to permit vehicular access per the Australian Standards. Refer to the submitted Traffic Report.</p> <p>Noted.</p> <p>All services are screened from the public domain.</p> <p>Not visible from the street.</p>	<p>Yes</p> <p>Yes</p> <p>-</p> <p>Yes</p> <p>Yes</p>												
5.3.8 Traffic circulation, parking and access	<p>1. The pattern of vehicle movement and access to car parking is to be in accordance with the diagram at the Traffic Circulation and Parking figure in the relevant Precinct’s Schedule.</p> <p>2. On-site car and bicycle parking is to be provided in accordance with the standards set out in Table 5-1, or standards that apply elsewhere in the Local Government Area, for land uses not listed below. Design of driveways and car parks is to be in accordance with Liverpool DCP 2008 unless this DCP specifies otherwise.</p> <table><tr><th>Land use</th><th>Car parking requirements</th></tr><tr><td>Business premises/office premises</td><td>1 space per 40m² GFA</td></tr><tr><td>Retail premises (less than 200m² GFA)</td><td>1 space per 30m² GFA</td></tr><tr><td>Retail premises (greater than 200m² GFA)</td><td>1 space per 22m² GFA</td></tr><tr><td>Food and drink premises</td><td>1 space per 30m² GFA</td></tr><tr><td>Residential development</td><td>Refer to clause 4.3.5.</td></tr></table> <p>3. Opportunities for shared parking provision for complementary uses within centres are to be provided. In particular, shared parking provision to cater for rail commuters and retail uses is encouraged. Where retail development is proposed within walking</p>	Land use	Car parking requirements	Business premises/office premises	1 space per 40m² GFA	Retail premises (less than 200m² GFA)	1 space per 30m² GFA	Retail premises (greater than 200m² GFA)	1 space per 22m² GFA	Food and drink premises	1 space per 30m² GFA	Residential development	Refer to clause 4.3.5.	<p>Refer to Traffic Report.</p> <p>The proposed parking is in accordance with the relevant requirements. Refer to Section 5.5.2.</p> <p>The proposal does not provide any shared parking spaces.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
Land use	Car parking requirements														
Business premises/office premises	1 space per 40m² GFA														
Retail premises (less than 200m² GFA)	1 space per 30m² GFA														
Retail premises (greater than 200m² GFA)	1 space per 22m² GFA														
Food and drink premises	1 space per 30m² GFA														
Residential development	Refer to clause 4.3.5.														



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

	<p>distance (800 metres) of a train station, applicants are to discuss parking arrangements including the potential for shared commuter and retail parking with Railcorp and provide any relevant information as part of the development application.</p> <p>4. In mixed use developments, dedicated on site parking is to be provided for the residential component of the development in accordance with the controls in clause 4.3.5, except where applicants can demonstrate to Council that a lower rate of car parking can meet the demand generated by the residential component. Applicants should consider whether car parking provided for non-residential components of the development could contribute to meeting demand from the residential component, particularly where peak demand generated by the different land uses occurs at different times of the day.</p> <p>5. Secondary streets, rear lanes and right of ways are to be used to provide access to parking areas, loading docks and waste collection areas. Lanes will need to accommodate heavy vehicles where access to loading areas and waste collection is required.</p> <p>6. On-street parking is to be provided on all streets to create a buffer between pedestrian and street traffic and promote casual surveillance.</p> <p>7. Basement, semi-basement or decked parking is preferred over large expanses of at-grade parking.</p> <p>8. At grade or decked parking areas are to be located behind building lines. Notwithstanding this, Council will consider transitional arrangements for parking where an application is supported by a staging plan that indicates compliance with the above desired parking location principles upon ultimate development.</p> <p>9. Outdoor parking areas are to be screened and landscaped to minimise their visual dominance within the centre.</p>	<p>Not applicable, proposal only provides commercial uses.</p> <p>As discussed, access to parking and the loading dock is provided from Fourth Avenue. Secondary access to the basement parking is provided from Gurner Avenue. This is discussed in this Statement and the Traffic Report.</p> <p>On-street parking will be available surrounding the site.</p> <p>The proposal provides both basement and at-grade parking. The car parking spaces are primarily located within the basement parking and a balance is provided to maximise useability.</p> <p>The proposal provides at-grade parking which is located behind the primary building façade facing Gurner Avenue. This will be softened by landscaping on site and through on-street planting.</p>	<p>Yes</p> <p>On Merit</p> <p>Yes</p> <p>Yes</p>
--	---	---	--





LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

<p>10. At grade car parks must contain shade tree plantings using tree species and spacing of trees to demonstrate that tree canopies are capable of covering 50% of the car space surface area (excluding car park travel lanes). Submitted plans are to illustrate the estimated extent of tree canopies at maturity.</p> <p>11. Bicycle parking is to be in secure and accessible locations. Bicycle parking for employees is to have weather protection.</p> <p>12. The parking area per vehicle is to be in accordance with AS 2890:1. Provision for service vehicles is to be in accordance with AS2890.2.</p> <p>13. The main street and streets that have active frontages are to be designed generally in accordance with Figure 5-3, and are to have the following minimum dimensions:</p> <ul style="list-style-type: none"> • Footpaths (from back of kerb to the boundary of the road reserve) are to be a minimum of 4.5 metres wide. Additional width may be necessary at public transport facilities such as bus stops. • Carriageways are to be a minimum of 6.5m wide with sufficient capacity for kerbside parking/cycle lanes and at least one traffic lane with a minimum width of 3.5 metres. <p>14. The design of the main street and other town centre streets is to effectively transition from the design required within the town centre to the design required in the surrounding urban areas (refer to Figure 3-11 to Figure 3-18 for typical street designs in residential areas)</p> <p>15. Where the kerb side lane is a dedicated parking lane (ie. not used as a traffic lane during peak periods), the kerb and footpath is to extend into the parking lane at signalised intersections and key pedestrian crossing locations.</p> <p>16. Specific road cross-sections for certain streets may be contained in the relevant Precinct Schedule, and prevail over the controls above where there is any inconsistency.</p>	<p>As above, landscaping on-site and street tree planting will soften the built form.</p> <p>The at-grade parking will provide for vegetation to provide for shading to the parking area. The proposal will fall short in terms of the 50% canopy coverage requirement as it is not considered necessary or appropriate to provide additional shade trees given the provision of carpark awning to the at-ground carpark.</p>	<p>Yes</p> <p>On Merit</p>
	<p>Bicycle parking is provided within the basement parking area.</p>	<p>Yes</p>
	<p>Refer to Traffic Report which demonstrates compliance with the Australian Standards.</p>	<p>Yes</p>
	<p>Refer to civil plans.</p>	<p>Yes</p>
	<p>The proposal is in accordance with the setback requirements of the relevant neighbourhood and will provide an appropriate transition.</p>	<p>Yes</p>
	<p>Noted.</p>	<p>-</p>
	<p>Noted.</p>	<p>-</p>





LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE

Schedule 1 – Austral & Leppington North Precincts

3.1 Centres within the Austral and Leppington Precinct	<p><u>3.1.1 Hierarchy and function of local and neighbourhood centres</u></p> <p>1. The location of centres is to be as shown on Figure 3-1.</p> <p>2. The Austral Local Centre is to contain a mix of retail and local commercial land uses, to a maximum gross leaseable floorspace of 30,000m².</p> <p>3. The Gurner Avenue Neighbourhood Centre is to contain a mix of retail and local commercial land uses, to service a population in the order of 10,000 people, and to a maximum gross leaseable floorspace of 10,000m².</p> <p>4. The Eighth Avenue Neighbourhood Centre is to contain a mix of retail and local commercial land uses, to service a population in the order of 10,000 people, and to a maximum gross leaseable floorspace of 10,000m².</p> <p>5. The Austral Neighbourhood Centre is to expand on the existing retail and community uses to cater for a population in the order of 10,000 people and to a maximum gross leaseable floorspace of 10,000m².</p> <p>6. All local and Neighbourhood Centres are to contain a mix of large floorplate and specialty retail uses.</p> <p>7. Leppington Major Centre is to be the focus of higher order retail, commercial, entertainment, civic and cultural activities in the South West Growth Centre, and will be supported by the Local and Neighbourhood Centres.</p> <p>8. Neighbourhood shops, located outside the defined centres, are encouraged where they serve a particular market need and can be integrated with surrounding land uses. Out of centre retailing is not encouraged where it is inconsistent with the Indicative Layout Plan or where it would jeopardise the function and viability of the Local and Neighbourhood Centres or the Leppington Major Centre.</p>	<p>Noted. The site is located in the Gurner Avenue Neighbourhood Centre. Not applicable.</p> <p>The proposed development does not exceed the maximum 10,000m² commercial floor area requirement and is therefore acceptable.</p> <p>Not Applicable.</p> <p>Not applicable.</p> <p>The proposal provides a mixture of commercial floor spaces which will encourage a range of uses. Not applicable.</p> <p>Not applicable, site is located within a Neighbourhood Centre. The proposal will include a variety of uses and 'shops' are permitted with consent.</p>	<p>Yes N/A</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes N/A</p> <p>Yes</p>
--	--	---	---

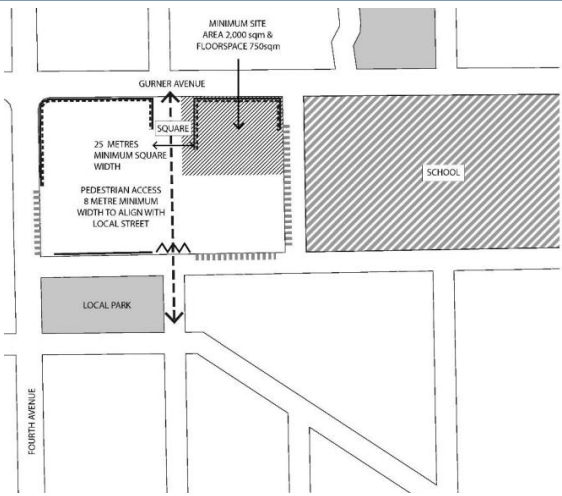




LIVERPOOL GROWTH CENTRE PRECINCTS DCP– COMPLIANCE TABLE				
3.1.3 Gurner Avenue Neighbourhood Centre	1. The main street in the Gurner Avenue Neighbourhood Centre is Gurner Avenue.	The proposal will address Gurner Avenue.		Yes
	2. Active Street Frontages are to be provided to the main street consistent with Figure 3-4.	As above, the proposal will address Gurner Avenue and activate the street frontage. This is discussed in Section 5.2.8 of this Statement.		Yes
	3. On street parking is to be provided on Gurner Avenue except where turning lanes or bus bays prevent parking.	Refer to Civil Documentation.		Yes
	4. Vehicular access to car parks and loading bays is to be primarily via perimeter streets including Fourth Avenue, and streets to the south and east of the centre.	Vehicular access to the on-site loading bays and parking areas is primarily provided from Fourth Avenue. Additional access to basement parking provided from Guner Avenue. This is discussed in Section 5.2.9.		Yes
	5. Loading bays are to be located behind buildings fronting Fourth Avenue and Gurner Avenue.	Loading bays are integrated into the built form and are concealed from Fourth Avenue with screening.		Yes
	6. Loading areas that are adjacent to residential zoned land are to include visual and acoustic screening to protect the amenity of residents.	Loading areas are integrated into the built form and will have no impact on the surrounding residential zones. An Acoustic Report is submitted with this application.		Yes
	7. Loading areas are to be located to not be visible from parks.	Loading areas is generally obscured from the local park to the south of the site and is considered acceptable.		Yes
	8. Development in the centre is to relate to the park located to the south of the centre.	The proposed commercial and retail uses will provide active frontages to the southern façade which is oriented towards the park. Whilst the at-grade parking area opposes the park, this is minimal and will be buffered by landscaping to minimise impact.		Yes



LIVERPOOL GROWTH CENTRE PRECINCTS DCP- COMPLIANCE TABLE

		<p>The proposal is largely in accordance with the ILP Layout. The proposal will provide a public piazza and north-south through-site links. This is discussed in Section 5.2.7 of this Statement.</p>	<p>Yes</p>
--	--	---	------------