

Liverpool Development Control Plan Compliance Tables

Part 1 – General controls for all development			
Section	Control	Proposal	Complies
2. Tree Preservation	Controls around removal of trees	No trees are proposed to be removed as part of this application	Not Applicable
3. Landscaping and Incorporation of Existing Trees	3.1 Retention of existing on site trees	Existing trees within the courtyard area are proposed to be retained and protected as part of the development.	Complies
	3.2 Retention of existing street trees	There is no impact to street trees from the proposed development	Complies
	3.3 Protection of existing trees during construction	Appropriate conditions of consent will be imposed to ensure compliance with this control	Complies
	3.4 Landscape specifications	The proposed landscaping satisfies the specifications provided in this control	Complies
4. Bushland and Fauna Habitat Preservation	Controls around protection of bushland and fauna habitat	The subject site is partially zoned as Environmentally Significant Land, however the development is not within that portion of the land and would not result in any impacts to bushland or fauna habitat	Complies
5. Bush Fire Risk	All development shall comply with provisions of the Rural Fires and Assessment Act 2002 and Planning for Bushfire Protection 2006.	Development application has been referred to the RFS, who issued a Bushfire Safety Authority, indicating the development proposal satisfies their requirements subject to conditions of consent	Complies by condition
6. Water Cycle Management	Controls relating to management of stormwater	The application has been referred to Council's Land Development	Complies by condition

		Engineering section, who were supportive of the development subject to imposition of conditions of consent	
7. Development near a Watercourse	Controlled activity approval from DPE Water is required where works are proposed near a watercourse	The proposed development is located within 40m of a watercourse, and DPE Water have provided general terms of approval to be applied to any consent issued.	Complies by condition
8. Erosion and Sediment Control	The development application shall be accompanied by either a Soil and Water Management Plan (SWMP) or an Erosion and Sediment Control Plan (ESCP) prepared in accordance with the "Blue Book"	Erosion and Sediment Control Plan has been provided.	Complies
9. Flooding Risk	Flood affected land must comply with the relevant controls in relation to floodproofing of buildings and structures	Application has been referred to Council's Flood Engineering section, who were supportive of the development subject to imposition of conditions of consent	Complies by condition
10. Contaminated Land Risk	Considerations for contaminated land	Given the historical use of the site as an educational facility, it is considered that the risk of land contamination is very low, and appropriate conditions of consent for unexpected finds will be imposed.	Complies by condition
11. Salinity Risk	Considerations for saline soils	A standard condition of consent requiring appropriate consideration of these matters will be imposed on the application	Complies by condition
12. Acid Sulfate Soils Risk	Considerations for acid sulphate soils	The site is not mapped as having acid sulphate soils.	Not Applicable
13. Weeds	Noxious weeds to be removed in	A standard condition of consent requiring removal of any noxious	Complies by condition

	conjunction with development	weeds identified on site during the course of development will be imposed.	
14. Demolition of Existing Developments	Demolition to comply with Australian Standards, NCC requirements and EPA requirements	Appropriate conditions of consent will be imposed to minimise the impact of the minor demolition proposed as part of the application.	Complies by condition
15. On-site Sewage Management Systems (OSMS)	Applicable to sites with no sewer connection	The site has a sewer connection	Not Applicable
16. Aboriginal Archaeology	Considerations for sites of Aboriginal significance	Site is not mapped as having any heritage significance for Aboriginal people, however appropriate conditions of consent for unexpected discovery of artefacts will be imposed on the development consent.	Complies by condition
17. Heritage and Archaeological Sites	Applicable to development that affects heritage items, land in a heritage area or an archaeological site.	Site is not mapped as having any heritage significance.	Not Applicable
19. Used Clothing Bins	Controls for used clothing bins	No used clothing bins are proposed on the site	Not Applicable
20. Car Parking and Access	Controls for car parking and internal driveways	No changes to existing staff or student capacities, car parking or access arrangements is proposed	Not Applicable
21. Subdivision of Land and Buildings	Controls for subdivision	No subdivision is proposed	Not Applicable
22. Energy Conservation	All Class 5 to 9 non-residential developments are to comply with the Building Code of Australia energy efficiency provisions.	Standard conditions of consent requiring compliance with NCC to be imposed.	Complies by condition
23. Reflectivity	Visible light reflectivity from building materials used on the facades of new	Proposed facades are less than 20% reflective.	Complies

	buildings must not exceed 20%		
24. Landfill	Controls around cut and fill of land	No cut or fill proposed as part of this application	Not Applicable
25. Waste Disposal and Re-use Facilities	Applications must be accompanied by a waste management plan	Waste management plan provided as part of the application	Complies
26. Outdoor Advertising and Signage	Controls around signage and advertising	No advertising or signage proposed	Not Applicable
27. Social Impact Assessment	Required for development of or major changes to educational establishments	The proposed development is not considered a major change to an educational establishment and as such no Social Impact Assessment is required.	Not Applicable
28. Shopping Trolleys	Controls to minimise the abandonment of shopping trolleys	The proposed development is not commercial premises and will not have shopping trolleys.	Not Applicable
29. Safety and Security	Address CPTED principles in the design of public and private domain and all developments.	Proposed school building would not result in any safety or security impacts and as such this is not considered to be necessary	Not Applicable
30. Additional Uses	Controls for specific uses	The proposed development is not one of the specified uses	Not Applicable

Part 3.8 – Non-Residential Development in Residential Zones
Section 3. Educational Establishments

Section	Control	Proposal	Complies
3.1 Subdivision, Frontage and Lot Sizes	Site frontage requirements where new bus services are needed.	Not applicable as no increase to bus services is required	Not Applicable
3.2 Site Planning	Site location controls	Not applicable as the school premises are existing	Not Applicable
	Site planning should be sensitive to site attributes, such as streetscape character,	Site planning is sensitive to site attributes	Complies

	natural landform, existing vegetation, views and land capability.		
	The site layout should enhance the streetscape through the use of landscaping and built form.	Building is located away from all streetscapes	Not Applicable
	Site planning should enable buildings to address streets and public open spaces.	Building is located away from streetscapes and public open spaces due to size of site	Not Applicable
	The site layout should ensure that the external play area is maximised and enjoys solar access.	Proposed building would have no impact on overall quality and provision of outdoor play areas	Complies
	The site layout should contribute to personal safety and to the protection of property by permitting casual surveillance of adequately lit outdoor spaces from windows and entries.	Adequate surveillance of external spaces within the courtyard area will be provided from the building	Complies
	In areas exposed to significant levels of off-site noise, the site layout and building forms should assist in minimising noise entry.	Building will not be exposed to significant levels of off-site noise	Not Applicable
	The site layout should ensure that the front entrance to the school is easily located and accessible.	No change to overall site layout, does not affect entrance to the school	Not Applicable
	The layout must be designed around the site attributes such as slope, existing vegetation, land capability and/or solar access.	Layout of building considers site attributes relevant to its location and use.	Complies
	The siting of windows of habitable rooms on the first floor shall minimise overlooking to the principal private open space of	Given site location, overlooking of residential properties would be impossible from the proposed building.	Complies

	neighbouring properties.		
3.3 Setbacks	Front setbacks: 7.5m to classified roads, 5.5m to other streets.	Setback of over 100m to all streets.	Complies
	Secondary setbacks: 7.5m to classified roads, 4m to other streets.		
	Verandahs, balconies, eaves and other sun control devices may encroach on the minimum front and secondary setback by up to 1m.	No encroachments on setbacks	Not Applicable
	Side setbacks: 4m single-storey, 8m two-storey	Side setback is > 20m	Complies
	Rear setbacks: 4m single-storey, 8m two-storey	Rear setback is > 100m	Complies
3.4 Open Space and Landscaped Area	A minimum of 25% of the site area shall consist of landscaped area, including lawn, deep rooted trees, garden beds and mulched areas	Existing landscaping unaffected by the proposed development comprises at least 30% of the site, and as such the development complies	Complies
	There must be an unencumbered area of 5 x 6m in the rear setback for the opportunity to accommodate the planting of deep rooted trees.	No change to existing	Not Applicable
	A minimum of 50% of the front setback area shall be landscaped area.	No change to existing	Not Applicable
3.5 Building Form, Style and Streetscape	Where large glass areas cannot be avoided appropriate shade devices shall be incorporated in the design.	Large glass areas are avoided	Complies
Building Appearance	The roof design shall be compatible with surrounding properties with respect to height,	Design of building is compatible with surrounding buildings, being a common style of school building. Building location will	Complies

	pitch, building materials and colour.	be very distant from all adjoining properties	
	Buildings shall be designed so that it is in character with the surrounding residential area in terms of bulk, scale, size and height.	Building is in character with surrounding area	Complies
	Buildings adjacent to a street shall be orientated to the street.	Not adjacent to a street	Not Applicable
	The front pedestrian entrance must be visible from the street.	No change to existing school entrance	Not Applicable
	The front building facades shall be articulated, this articulation may include front porches, entries, wall indents, changes in finishes, balconies and/or verandahs.		
	For two storey developments, the side walls shall be articulated if the wall has a continuous length of over 10m.	Articulation in the form of changes to materials and windows is used to break up the bulk of walls longer than 10m	Complies
3.5 Building Form, Style and Streetscape Security	Entrances to buildings should be orientated towards the front of the site facing the street.	No change to existing school entrance	Not Applicable
	The main entrance should not be from rear lanes and should be designed with clear directions and signage.		
	Blank walls addressing the street frontage and other public places must be avoided.		
3.6 Landscaping and Fencing Landscaping	A landscape plan must be submitted to Council with the development application.	Landscape plan has been submitted	Complies
	Areas of grass are to be limited to play	No new grass areas proposed	Complies

	areas. Other landscaped areas are to be planted.		
	Trees adjacent to/or within the play area, are to provide shade and allow winter sun entry. Trees adjacent to private open space areas and living rooms should provide summer shade and allow winter sun entry.	No new trees proposed	Not Applicable
	Landscaping species must be appropriate to prevent injury to children. No toxic, spiky or other hazardous plant species.	Some of the proposed landscaping species are toxic to humans and animals. A condition of consent will be imposed requiring replacement of these species.	Complies by condition
	The setback areas of development are to be utilised for canopy tree planting. The landscape design for all development must include canopy trees that will achieve a minimum 8m height at maturity within front and rear setback areas. Any tree with a mature height over 8m should be planted a minimum distance of 3m from the building or utility services.	No change to existing canopy tree planting throughout site.	Not Applicable
	Landscape planting should principally comprise of native species to maintain the character of Liverpool and provide an integrated streetscape appearance. Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local microclimate	Proposed landscaping is a mix of predominantly non-native plants. Given some of the plants are unsuitable for a school environment, the conditions of consent will require those to be replaced by native species.	Complies by condition

	and to improve solar access.		
	The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors.	Landscaping contains an appropriate mix of shrubs of varying heights.	Complies
	Tree and shrub planting along side and rear boundaries should assist in providing effective screening to adjoining properties. The minimum height of screening to be provided is 2.5 to 3m at maturity.	Not along side or rear boundary	Not Applicable
	Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping on podium levels and planter boxes should be accessible from internal rooms as appropriate for gardener access.	No podium level landscaping	Not Applicable
3.6 Landscaping and Fencing	Controls around fencing	No new fencing is proposed	Not Applicable
3.7 Car Parking and Access	All vehicles shall enter and leave the site in a forward direction Dead end streets or cul-de-sacs present traffic movement and parking problems and are inappropriate locations for Education Establishments	No change to existing vehicular access	Not Applicable
3.8 Amenity and Environmental Impact	A Noise Impact Assessment Statement prepared by a qualified Acoustics Engineer	A noise assessment has been prepared by a qualified acoustic engineer detailing the requirements to	Complies

	may be required to be submitted with the application depending on the scale and location of the proposed school.	minimise impacts on adjoining development.	
	As adjoining uses may be affected by increased noise, the design of the proposed school should take into account the projection of noise from various school activities. Buildings should be located in a manner, which optimises opportunities for ameliorating the noise generated from outdoor play areas.	Building is located such that it is unlikely to result in unreasonable impacts to adjoining residential areas.	Complies
	All buildings whether to be built, extended, renovated or converted shall not contain any material or substance that will cause lead or asbestos or other contamination or poisoning.	No hazardous materials are proposed to be incorporated into the new building, and conditions of consent will be imposed ensuring the existing buildings are free of contaminants.	Complies by condition
	Adjoining properties must receive a minimum of three hours of sunlight between 9am and 3pm on 21 June to at least: - One living, rumpus room or the like. - 50% of the private open space.	Proposed building would have no impact on adjoining properties' solar access	Complies
	Windows facing side boundaries are to be offset by at least 1m from any habitable room windows in an adjoining dwelling.	No overlooking of habitable rooms of dwellings possible from this portion of the site	Complies
	Windows on the first floor that face the side boundary are to avoid unreasonable overlooking by having	Windows do not face residential properties and as such do not require raised sills.	Not Applicable

	a minimum sill height of 1.5m, except where they face a street or public open space.		
	Building siting, window location, balconies and fencing must consider the importance of the privacy of on site and adjoining buildings and private open spaces	Building siting considers privacy of on site and adjoining buildings.	Complies
	Landscaping should be used where possible to increase visual privacy of adjoining properties	Existing landscaping includes significant tree planting along boundaries, no changes proposed	Not Applicable
3.9 Site Services	Controls relating to site services	The proposed development does not involve any changes to site services	Not Applicable