

Attachment B – Tables of Compliance

Table of contents to go here.

ENVIRONMENTAL ASSESSMENT

Statutory Framework

Environmental Planning and Assessment Act 1979

This Statement has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act 1979. The proposed development has been considered having regard to the requirements of Part 4 of the Act.

State Environmental Planning Policy (Resilience and Hazards) 2021

The proposal has been assessed under the relevant provisions of SEPP (Resilience and Hazards) 2021, specifically Chapter 4 – Remediation of Land, as the proposal.

The objectives of SEPP (Resilience and Hazards) 2021 are:

- to provide for a statewide planning approach to the remediation of contaminated land.
- to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Pursuant to the above SEPP, Council must consider:

- whether the land is contaminated.
- if the land is contaminated, whether it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the proposed use.

Pursuant to Clause 4.6 of SEPP (Resilience and Hazards) 2021, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The applicant submitted a Preliminary and Detailed Site Investigation Report (Reference: 2401070Rpt01FinalV01_29Nov24, dated 29 November 2024) and a Remediation Action Plan (Reference: 2401070ARpt01FinalV01_10Mar25, dated 10 March 2025) to Council for review. The reports were prepared or reviewed by an accredited consultant, that has the necessary qualifications under the Environment Institute of Australia and New Zealand- Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)); or Soil Science Australia- Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.

Pursuant to Clause 4.6 of SEPP (Resilience and Hazards) 2021, Council is also required to undertake a merit assessment of the proposed development. The following table summarises the matters for consideration in determining development application (Clause 4.6).

Clause 4.6 - Contamination and remediation to be considered in determining development application	Comment
(1) A consent authority must not consent to the carrying out of any development on land unless:	
(a) it has considered whether the land is contaminated, and	The investigation identified small fragments of bonded asbestos-containing material (ACM) in soil across several areas of the site, primarily in the southern portion near the residential dwellings and dilapidated shed. Two locations exceeded the

	applicable commercial/industrial Health Screening Level (HSL) guidelines.
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and	The RAP was submitted as part of this application. The land is considered suitable for its proposed use, subject to remediation works carried out in accordance with the contamination assessment and RAP, and subject to conditions of consent, as recommended by Council's Environmental Health Section.
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	Conditions of any consent shall require the remediation of the land as per recommendations in the submitted contamination assessment and RAP.

Based on the above assessment, the proposal is considered to satisfy the relevant objectives and provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land. Therefore, it is considered that the subject site is suitable for the proposed development subject to conditions.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The subject site is considered to be traffic generating development as it meets requirements within Schedule 3 of the SEPP.

Considerations	Comments
2.122 Traffic-generating development	
(1) This section applies to development specified in Column 1 of the Table to Schedule 3 that involves— (a) new premises of the relevant size or capacity, or (b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.	The subject site includes access to a road and under the provisions of Column 2, the development: • has a car park with 200 or more parking spaces; and • GFA of shops exceed 2000sqm The proposed development is traffic-generating development requiring referral to TfNSW.
(3) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies that this Chapter provides may be carried out without consent unless the authority or person has— (a) given written notice of the intention to carry out the development to TfNSW in relation to the development, and (b) taken into consideration any response to the notice that is received from TfNSW within 21 days after the notice is given.	The application is not being carried out by a public authority or person acting on behalf of a public authority.
(4) Before determining a development application for development to which this section applies, the consent authority must— (a) give written notice of the application to TfNSW within 7 days after the application is made, and	The application was referred to Transport for NSW via the NSW Planning Portal for comments and consideration. It is to be noted however that Edmondson Avenue is

(b) take into consideration— (i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and (ii) the accessibility of the site concerned, including— (A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and (B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and (iii) any potential traffic safety, road congestion or parking implications of the development.	currently under Council ownership and as such has not been classified as a classified road under Transport for NSW as of yet. This is due to occur upon completion of the upgrade to Edmondson Avenue. Accordingly, Transport for NSW did not provide comments on the matter.
--	---

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Note: Chapters 7 – 12 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 were repealed on 21 November 2022 relating to the former catchment areas.

The subject land is located within the Hawkesbury Nepean Catchment and as such State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 6 Water Catchments, applies to the application. The Biodiversity and Conservation SEPP aims to protect the environment of the Hawkesbury Nepean Catchment by ensuring that water quality impacts are considered.

In accordance with the SEPP, when a consent authority determines a development application, the provisions in Part 6.2 - Development in Regulated Catchments are to be considered and consent must not be granted unless the consent authority is satisfied that the matters have been addressed. Accordingly, a table summarising the matters for consideration in determining development applications (Part 6.2) and compliance with such is provided below.

Part 6.2 – Development in Regulated Catchments	
Division 2 – Controls on development generally	Comment
6.6 – Water quality and quantity	Complies with conditions Council's Land Development Engineers and Floodplain Engineers have reviewed the subject application and have provided conditions of consent aimed to improve the quality of expected stormwater discharge and associated stormwater quantities from the site.
6.7 – Aquatic ecology	Complies The proposed development is unlikely to impact on aquatic ecology of the catchment.
6.8 – Flooding	Complies with conditions The subject site is not identified as flood prone land. Council's floodplain engineers have provided conditions of consent relating to stormwater management.
6.9 – Recreation and public access	Complies The development is unlikely to impact on public access to and around foreshores.
6.10 – Total catchment management	Complies Environmental planning consideration through

	the provisions of Liverpool LEP and the SEPP, has considered the impact of this land within the catchment. Council's Land Development Engineers and Floodplain Engineers have provided conditions of consent aimed to improve the quality of expected stormwater discharge from the site
Division 3 – Controls on development in specific areas	Comment
6.11 – Land within 100m of natural waterbody	Complies The site is not located within 100m of a natural waterbody.
6.12 – Riverine scenic areas	Not applicable
6.13 – Hawkesbury-Nepean conservation area sub-catchments	Complies with conditions The proposed development is within the Hawkesbury Catchment and Council's Land Development and Floodplain Engineers have reviewed the application and are satisfied with the proposal and associated impacts, subject to conditions.
6.14 – Temporary use of land in Sydney Harbour Catchment	Not applicable
Division 4 – Controls on development for specific purposes	Comment
6.15 – Aquaculture	Not applicable
6.16 – Artificial waterbodies	Not applicable
6.17 – Heavy and hazardous industries	Not applicable
6.18 – Marinas	Not applicable
6.19 – Moorings	Not applicable
6.20 – On-site domestic sewerage systems	Not applicable
6.21 – Stormwater management	Complies with conditions Council's Land Development Engineers and Floodplain Engineers have reviewed the subject application and have provided conditions of consent aimed to improve the quality of expected stormwater discharge from the site and for the stormwater facilities over the site.
6.22 – Waste or resource management facilities	Not applicable
6.23 – Demolition on certain land	Complies The proposed applications seeks consent for the demolition of all structures on the subject site.

It is considered that the proposal satisfies the provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021 subject to conditions relating to the stormwater management and sediment and erosion controls.

State Environmental Planning Policy (Industry and Employment) 2021

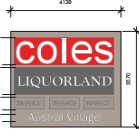
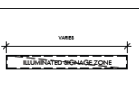
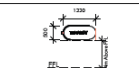
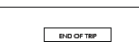
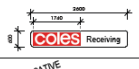
Signage is proposed as part of this development application. As such, an assessment of the signage provisions within State Environmental Planning Policy (Industry and Employment) 2021 (formerly State Environmental Planning Policy No 64—Advertising and Signage), specifically Chapter 3 – Advertising and Signage, is to be carried out.

Clause 3.6 of the SEPP states:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

The proposed development includes business identification signage and other associated directional and wayfinding signage around the development in the Coles theme. Blank signage is also proposed within the site for future tenancies of the retail stores. A signage detail plan was submitted with the application as seen below:

SIGNAGE SCHEDULE		
BUILDING SIGNAGE (1:100)		
SIGNAGE	CODE	DESCRIPTION
	S1	'COLES' INTERNALLY ILLUMINATED 1200H X 4383W
	S2	'LIQUORLAND' INTERNALLY ILLUMINATED 1200H X 4383W
	S3	WALL MOUNTED CENTRE SIGN WITH 'COLES' SIGN 'LIQUORLAND' SIGN 3 X TENANCY SIGN INTERNALLY ILLUMINATED 3120H X 3660W
	S7	COLES CLICK & COLLECT WALL SIGNAGE
	S8	COLES CLICK & COLLECT WALL SIGNAGE 750H X 2740W
	S9	COLES SUSPENDED ILLUMINATED SIGNAGE 750H X 2740W
	T1	WALL MOUNTED ILLUMINATED TENANCY SIGN TO TENANCY STANDARDS 800H X WIDTH VARIES TO TENANCY STANDARDS
	T2	WALL MOUNTED ILLUMINATED TENANCY SIGN TO TENANCY STANDARDS 550H X 1800W
	S10	DOOR MOUNTED COLES END OF TRIP SIGNAGE
	S11	WALL MOUNTED AMENITIES SIGNAGE, DETAILED DESIGN WILL BE SHOWN PRECIP CC
	S12	COLES RECEIVING WALL SIGNAGE 600H X 3000W
	P1A (FUTURE ROAD ARRANGEMENT)	NO ENTRY LOADING DOCK ACCESS ONLY SIGN PRE-FINISHED GRAPHIC ON SHEET METAL



CARPARK ENTRY

PYLON SIGNAGE (1:200)		
SIGNAGE	CODE	DESCRIPTION
	P1	'COLES' + 'LIQUORLAND' + 'P' INTERNALLY ILLUMINATED PYLON SIGN 2800W X 8000H

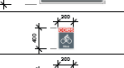
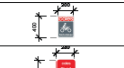
CAR PARKING SIGNAGE (1:50)		
SIGNAGE	CODE	DESCRIPTION
	CP1	WELCOME SIGN PRE-FINISHED GRAPHIC ON SHEET METAL 1200W X 900H
	CP2	THANK YOU SIGN PRE-FINISHED GRAPHIC ON SHEET METAL 1200W X 900H
	CP2A (FUTURE ROAD ARRANGEMENT)	NO THROUGH ACCESS TO EDMONDSON AVE SIGN PRE-FINISHED GRAPHIC ON SHEET METAL
	CP3	TROLLEY RETURN SIGN PRE-FINISHED GRAPHIC ON SHEET METAL 1200W X 1400H
	CP4	BIKE PARKING PRE-FINISHED GRAPHIC ON SHEET METAL 300W X 400H
	CP5	ACCESSIBLE PARKING PRE-FINISHED GRAPHIC ON SHEET METAL 300W X 400H
	CP6	PARENTS WITH PRAMS PARKING PRE-FINISHED GRAPHIC ON SHEET METAL 300W X 500H
	CP7	SENIORS PARKING PRE-FINISHED GRAPHIC ON SHEET METAL 300W X 500H
	CP8	EV CHARGING PARKING PRE-FINISHED GRAPHIC ON SHEET METAL 300W X 400H
	CP9	MOTORBIKE PARKING PRE-FINISHED GRAPHIC ON SHEET METAL 300W X 400H
	CP10	CLICK AND COLLECT PARKING PRE-FINISHED GRAPHIC ON SHEET METAL 330W X 450H
	CP11	CLICK AND COLLECT NAVIGATION SIGN PRE-FINISHED GRAPHIC ON SHEET METAL 400W X 600H
	CP12	CAR PARK WAYFINDING SIGN PRE-FINISHED GRAPHIC ON SHEET METAL 1400W X 300H
	CP13	CAR PARK WAYFINDING SIGN PRE-FINISHED GRAPHIC ON SHEET METAL 1200W X 900H

Figure 11: Proposed signage details

The proposed signage has been assessed in accordance with Schedule 5 Assessment criteria in the table below.

Clause	Provision	Proposed	Compliance
Schedule 5 Assessment criteria			
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? - Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage is compatible with the desired future character of the neighbourhood centre and is consistent with the theme and style for this type of development.	Complies
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?	The proposed signage is unlikely to detract from any special areas including the future public park located in close proximity to the site.	Complies
3 Views and vistas	- Does the proposal obscure or compromise important views? - Does the proposal dominate the skyline and reduce the quality of vistas? - Does the proposal respect the viewing rights of other advertisers?	As above. The proposal is unlikely to block any views or vistas and the signage would not dominate any skylines or viewing rights of other advertisers.	Complies
4 Streetscape, setting or landscape	- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? - Does the proposal contribute to the visual interest of the streetscape, setting or landscape? - Does the proposal reduce clutter by rationalising and simplifying existing advertising? - Does the proposal screen unsightliness?	The signage is designed in a manner which is compatible with the streetscape and is appropriate for its setting. The scale and proportions of the signage are complementary of the desired future neighbourhood centre. The signage would be implemented to provide some visual interest and is of a simplistic nature which is not cluttered. The signage is not intended to screen	Complies

	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management?	unsightliness and it does not also require 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? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage complements the proposal and is compatible with the scale and proportion of the centre and the style of development. The signage is in fitting with the character of the zoning and is of a size which is unlikely to compete with the built form. The signage is of an innovative nature in terms of materials and manufacturing techniques to provide a high-quality finish.	Complies
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?	The signage will be lighted internally and associated scaffolds or devices are not proposed in association with the signage.	Complies
7 Illumination	• Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew?	The signage would be illuminated and would be unlikely to cause safety concerns of vehicles or cause unacceptable glare to surrounding uses or roadways. Conditions of consent will apply regarding illumination.	Complies with conditions
8 Safety	• Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for	The proposed signage would be unlikely to reduce safety on a road or for pedestrians or cyclists and would not obstruct sightlines.	Complies

	pedestrians, particularly children, by obscuring sightlines from public areas?		
--	--	--	--

The proposed signage is consistent with the provisions of SEPP (Industry and Employment) 2021 and is supported subject to pertinent conditions being applied.

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

(i) Zoning

The subject site is zoned B1 Neighbourhood Centre, pursuant to State Environmental Planning Policy Precincts—Western Parkland City) 2021 – Chapter 3 Sydney Region Growth Centres – Appendix 4 Liverpool Growth Centres Precinct Plan. An extract of the zoning map is seen in the figure below.

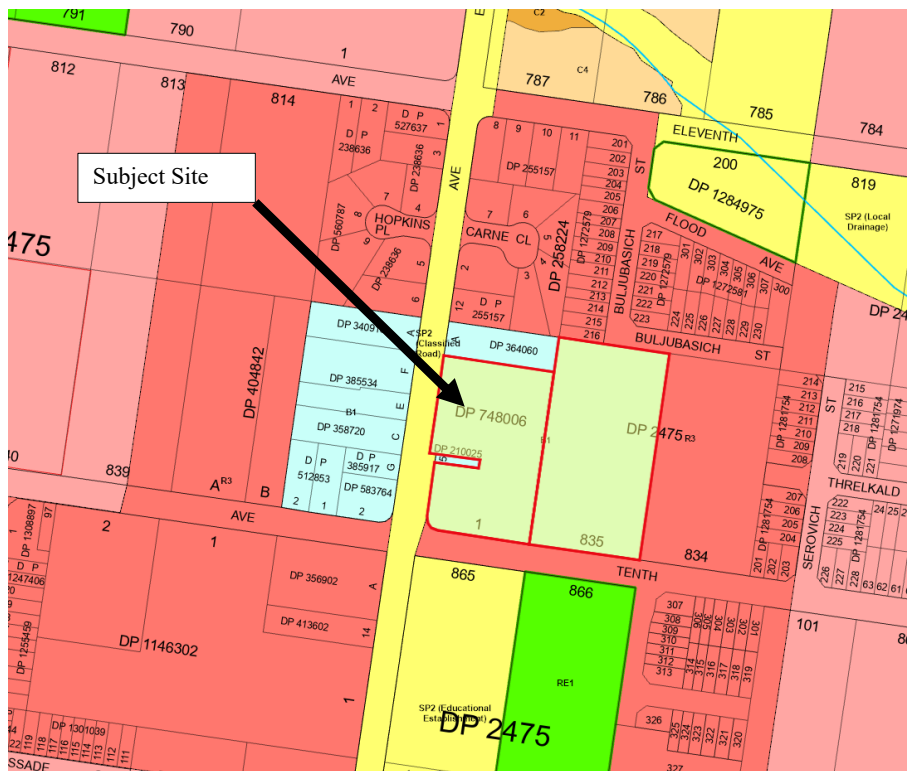


Figure 12 – Extract of zoning map

(ii) Permissibility

The proposed development includes construction of a neighbourhood shopping centre consisting of a supermarket with associated liquor store, speciality shops, kiosks, food and beverage tenancy and car wash business.

Pursuant to Section 3 of the Land Use Table pertaining to Zone B1 Neighbourhood Centre, the following uses are permitted with consent:

3 Permitted with consent

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; 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; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities

(indoor); Roads; Service stations; Serviced apartments; Shops; Shop top housing; Veterinary hospitals

As per the above, the following uses are permitted on the subject site:

SEPP Land Use Category	Proposed Development
kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items.	Kiosk
shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises	- Neighbourhood Supermarket with associated liquor store (Coles + Liquorland) - Speciality shops
Food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar.	Food and Beverage tenancy
business premises means a building or place at or on which— (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or (b) a service is provided directly to members of the public on a regular basis, and includes funeral homes, goods repair and reuse premises and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.	Car Wash facility

In accordance with the above, the proposed uses are permitted with consent within the B1 Neighbourhood Centre zone.

(iii) Objectives of the zone

The objective of the B1 Neighbourhood Centre zone is:

- 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 generally meets the objectives of the B1 Neighbourhood Centre zone as it includes a mix of uses, including retail and business uses which will be able to serve and support the emerging neighbourhood surrounding the subject site within the South West Growth Centre area.

(iv) Principal Development Standards

The SEPP (Precincts – Western Parkland City) 2021 contains a number of provisions which are relevant to the proposal. Assessment of the application against the relative provisions is provided below.

Clause	Provision	Proposed	Compliance
Appendix 4 Liverpool Growth Centres Precinct Plan			
2.6 Subdivision – consent requirements	Consent is required for subdivision	No subdivision is proposed as part of this application.	Complies with conditions
4.3 Height of buildings	P1 – 17m	The proposed development has a maximum building height of 8.56m	Complies
4.4 Floor space ratio	Not mapped on Floor Space Ratio Map.	Not applicable to this site.	N/A
5.1 Relevant Acquisition Authority	Land to be acquired as identified on the Land Reservation Acquisition Map	A portion of the subject site is identified for acquisition for use as a Community Facility. The proposed development footprint sits entirely outside the area identified for acquisition. It should be noted, however, that the community facility is planned for delivery as part of Stage 2 of the development. Accordingly, a Staging Plan and Building Envelope Plan have been prepared, confirming the indicative layout and gross floor area of the future facility. The final configuration and outcome for the community facility site remain subject to ongoing negotiations between Council and the landowner, Coles Group.	Complies
5.9 Preservation of trees or vegetation	The objective of this clause is to preserve the amenity of the area through the preservation of trees and other vegetation.	The location of works on the site is identified as 'certified' pursuant to the Sydney Region Growth Centres 2006 Biodiversity Certification Order, and the removal of trees in these areas are considered appropriate.	Complies
5.10 Heritage conservation	Conservation of environmental heritage and consent requirements	The subject site does not contain any identified heritage items, nor are there any known items of Aboriginal cultural heritage	Complies subject to conditions.

		significance located within the site. Two heritage items and a Heritage Conservation Area are situated immediately to the west on the opposite side of the road, and an additional heritage item is located to the north of the site. In support of the application, the applicant has submitted a <i>Statement of Heritage Impact</i> (Revision 3, dated 27/03/2025) and an <i>Aboriginal Due Diligence Assessment</i> (Revision 3, dated 27/03/2025). Council's Heritage Section has undertaken a detailed review of both documents and has advised that the proposal is acceptable, subject to the inclusion of appropriate conditions of consent.	
6.1 Public Utility Infrastructure	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 (supply of water, electricity and disposal/management of sewage) that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required	The development site is considered to be adequately serviced by water, sewer and electricity, subject to conditions. Referral comments have been received from Sydney Water, which advises that water and wastewater servicing is adequate at this time. Council will apply standard conditions regarding the supply of water, wastewater, telecommunications and electricity to be satisfied prior to the issue of an Occupation Certificate, if consent were granted.	Complies subject to conditions.
6.2 & 6.3 Development Controls – Native Vegetation Areas and Existing Native Vegetation	These controls relate only to the clearing of native vegetation within a native vegetation retention area.	The location of works are not part of an Environmentally Sensitive area or native vegetation retention area as defined in this plan. Pursuant to the BC Act, the entire site area is biodiversity certified.	Complies

3.1 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

No draft Environmental Planning Instruments applies to the site.

3.2 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

(a) Liverpool Growth Centres Precincts Development Control Plan 2021

The application has been considered against relevant controls contained in the Main Body of the Liverpool Growth Centres Precincts Development Control Plan 2021, including:

- Part 2: Precinct Planning Outcomes;
- Part 3: Neighbourhood and Subdivision Design;
- Part 5: Centres Development Controls;

Additionally, this DA has been assessed against relevant controls included in Schedule 1 Austral and Leppington North Precincts of the DCP, including:

- Part 3: Centre Development Controls; and
- Part 4: Site Specific Controls.

The assessment has identified that the proposal generally demonstrates compliance with the relevant DCP requirements. The key controls are discussed in the following tables:

Part 2 Precinct Planning Outcomes		
Development Control	Provision	Comment
2.2 The Indicative Layout Plan	All development applications are to be generally in accordance with the Indicative Layout Plan (ILP)	Complies The subject site does not contain any ILP Roads as such the development is in accordance with the Indicative Layout Plan for the locality.
	When assessing development applications, Council will consider the extent to which the proposed development is consistent with the Indicative Layout Plan.	It is to be noted however that the proponent has agreed with the adjoining landowner to construct the southern portion of Collucio Street which is an identified ILP road. The rationale behind this is to facilitate an additional access point for light vehicles.
	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.	
2.3.1 Flooding	This section controls relating to development on flood prone land	Complies with conditions The subject site is not identified as flood prone land however is located within Tributary 2 of the Kemps Creek Catchment. Nonetheless, Councils flooding team have reviewed the proposal and provided conditions of consent related to stormwater management of the development.

Part 2 Precinct Planning Outcomes		
Development Control	Provision	Comment
2.3.2 Water Cycle Management	This section contains controls relating to stormwater management.	Complies with conditions Stormwater concept plans were submitted and reviewed by Council's Land Development and Floodplain Engineers. The stormwater network is deemed to be acceptable subject to conditions.
2.3.3 Salinity and Soil Management	This section contains controls relating to salinity and soil management.	Complies with conditions A Geotechnical report (Report reference: 2401070GTRpt01FinalV03_28Mar25, Dated: 28 March 2025) was submitted which addresses salinity potential on the site and conditions could apply to any development consent.
2.3.4 Aboriginal and European Heritage	This section contains controls relating to the management of Aboriginal heritage values and to ensure areas identified as European cultural heritage sites or archaeological sites are managed.	Complies with conditions An Aboriginal Cultural Heritage Due Diligence Assessment (Project # H-24077, Revision 03, dated 27/03/2025) was submitted. Council's Heritage Officer has reviewed the proposed development and has no objections, subject to conditions.
2.3.5 Native Vegetation and Ecology	This section contains controls relating to the conservation and rehabilitation of native vegetation.	Complies with conditions The SEPP Western Parkland City 2021 – Sydney Region Growth Centre (South West) mapping does not identify any existing native vegetation or native vegetation retention areas on the subject site. While a number of trees and vegetation are present, the majority cannot be retained due to site works required for drainage infrastructure, built form, and parking areas. Council has worked with the proponent to retain significant trees where possible, with the primary retention areas located along the Tenth Avenue frontage and in the north-eastern corner of the site near Buljubasich Street. Pertinent conditions relating to vegetation removal will apply.
2.3.6 Bushfire Hazard Management	This section contains controls relating to development on bushfire prone land.	Not applicable The subject site is not identified as bushfire prone land.
2.3.7 Site Contamination	This section contains controls relating to development on potentially contaminated land.	Complies with conditions Refer to State Environmental Planning Policy (Resilience and Hazards) 2021 section of this report. The application was referred to Council's Environment Health Officers, who are

Part 2 Precinct Planning Outcomes		
Development Control	Provision	Comment
		supportive of the application, subject to conditions. The consent authority is satisfied that the site is suitable or can be made suitable for the proposed development subject to the recommendations included in the submitted RAP.
2.3.8 Development on and adjacent to electricity and gas easements	This section contains controls relating to development on and adjacent to electricity and gas easements.	Complies The subject site is not located near a gas pipeline with the closest being a Jemena pipeline located approximately 690m from the subject site. It is noted however that the subject site falls within the asset notification zone. Accordingly, a referral was made to Jemena for comment via the NSW Planning Portal however comments were not perceived necessary to be provided and Jemena did not accept the referral.
2.3.9 Noise	This section contains controls relating to ensuring acoustic privacy is achieved for future residential development.	Complies with conditions The acoustic report submitted with the DA addresses the impacts of the development on sensitive residential noise receivers adjacent the site. The report was reviewed by Council's Environmental Health Section and is considered acceptable subject to conditions.
2.3.10 Odour Assessment and Control	This section relates to land deemed by Council to be affected by an odour source.	Not Applicable The site is not impacted by any existing nearby odour emitting sources. All previous odour sources in the locality have been removed and those sites developed.
2.3.11 Air Quality	This section contains controls relating to preserving air quality in relation to industrial and/or employment development	Complies with conditions The DA proposes retail and commercial uses, which are unlikely to cause air quality issues. Conditions will be applied to ensure that the use of the tenancies do not create unnecessary air pollution issues and emissions. It is to be noted that the food and beverage tenancy and the speciality retail stores will be subject to separate applications, any intended uses which may give rise to air pollution through means of odour will be addressed under separate detailed applications.
2.4 Demolition	This section contains controls relating to demolition of buildings	Complies with conditions The proposal includes demolition and is considered satisfactory subject to conditions.
2.5 CPTED	This section contains controls relating to the principles of CPTED.	Complies with conditions A comprehensive CPTED report and a social impact assessment has been submitted with the DA. These elements have been reviewed

Part 2 Precinct Planning Outcomes		
Development Control	Provision	Comment
		by Council's Community Planning Section and Urban Design Section, who have raised no objections to the proposal on these grounds. Relevant conditions of consent will apply to the subject application.
2.6 Earthworks	This section contains controls relating to earthworks	Complies with conditions This aspect has been reviewed by Council's Land Development Engineers, who have raised no issues to the bulk earthworks, subject to conditions. No existing dams are present on site.

Part 3 Neighbourhood and Subdivision Design		
Development Control	Provision	Comment
3.1.1 Residential Density	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 No residential subdivision occurring as part of this proposal.
	Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule, the typical characteristics of the corresponding Density Band in Table 3-1.	Not Applicable No residential subdivision occurring as part of this proposal.
3.1.2 Block and Lot Layout	Minimum lot size of 250m ² with a Building Envelope Plan (BEP)	Not Applicable No residential subdivision occurring as part of this proposal.
	Minimum lot size of 300m ² without a Building Envelope Plan	
	Minimum frontage width of 9m	Not Applicable No residential subdivision occurring as part of this proposal.
	A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.	Not Applicable No residential subdivision occurring as part of this proposal.
	In areas with a minimum residential density of ≤20dw/ha	Not Applicable No residential subdivision occurring as

Part 3 Neighbourhood and Subdivision Design		
Development Control	Provision	Comment
	no more than 40% of the total residential lots proposed in any one street block may have a frontage of less than 10m wide. Lots subdivided using Subdivision Approval Pathway B1 or B2 (Integrated Housing) for attached or abutting dwellings are exempt from this control.	part of this proposal.
	Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.	Not Applicable No residential subdivision occurring as part of this proposal.
	Zero Lot Lines Where a zero lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement.	Not Applicable No residential subdivision occurring as part of this proposal.
3.1.3 Battle-axe Lots	Provides controls for Battle-axe lots	Not Applicable No residential subdivision occurring as part of this proposal.
3.1.4 Corner Lots	Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council's Engineering Specifications.	Not Applicable No residential subdivision occurring as part of this proposal.
	Corner lots are to be designed to allow dwellings to positively address both street frontages.	Not Applicable No residential subdivision occurring as part of this proposal.
	Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer man holes and/or vents affecting corner lots.	Not Applicable No residential subdivision occurring as part of this proposal.
3.1.5 Subdivision in	Provides controls for subdivision in E2 and E4 zones.	Not Applicable No residential subdivision occurring as

Part 3 Neighbourhood and Subdivision Design		
Development Control	Provision	Comment
the Environmental Living Zone		part of this proposal.
3.2 Subdivision Approval Process	The land subdivision approval process is to be consistent with the requirements of Table 3-4.	Not Applicable No residential subdivision occurring as part of this proposal.
	Building Envelope Plans (BEPs) to provide appropriate details as listed in the DCP to ensure	Not Applicable No residential subdivision occurring as part of this proposal.
	Public Domain Plan to show elements of the Public Domain including Street Trees, vehicular cross-overs, and indicative building footprints.	Not Applicable No residential subdivision occurring as part of this proposal.
3.3.1 Street Network Layout and Design	This section contains controls relating to street network layout and design, including requirements for street trees.	Complies with conditions The proposed development is in accordance with the ILP. No ILP roads are required to be constructed within the subject site. It is to be noted however that the proponent has committed to construct the southern portion of Collucio Street located to the east of the subject site to facilitate an additional light vehicle entry point, which is an identified ILP Road. The Conditions of consent will apply regarding road construction and specifications.
3.3.2 Street Furniture	Provides controls for street furniture	Complies with conditions Street tree planting is shown with the proposal and is deemed to be satisfactory subject to conditions.
3.3.3 Local Area Traffic Management	A Local Area Traffic Management (LATM) plan shall be submitted with any development which involves the opening of a new road(s), or modifications to existing roads. Design solutions shall conform to Austroads Guide to Traffic Management Part 8 (Local Area Traffic Management).	Complies with conditions The submission of detailed traffic plans is to be conditioned as part of the consent.
3.3.4 Laneways	Provides controls for laneways	Not Applicable No laneways proposed.
3.3.5 Shared Driveways	Provides controls for shared driveways	Not Applicable
3.3.6 Pedestrian and Cycle Network	This section contains controls relating to the implementation of pedestrian and cycle networks.	Complies with conditions A cycleway is identified on the entire Edmondson Avenue frontage and a portion of the Tenth Avenue frontage. It

Part 3 Neighbourhood and Subdivision Design		
Development Control	Provision	Comment
		is to be noted however that the upgrade of Edmondson Avenue and the Tenth Avenue frontage are identified Contribution Plan items under the Austral and Leppington North Contribution Plan 2021, as such, these will not be delivered by the proponent under this subject application. Verge construction includes footpath paving of 3.15m along both frontages of the subject site.
3.3.7 Temporary Vehicular Access	Provides controls for Temporary Vehicular Access	Not applicable Access is provided to the development without the need for temporary access ways.
3.3.8 Access to arterial roads, sub-arterial roads & transit boulevards	Provides controls for Temporary Vehicular Access and to ensure no permanent access is provided off arterial roads, sub-arterial roads & transit boulevards where possible.	Complies on Merit The proposal seeks vehicular access from Edmondson Avenue, which is identified as an SP2 Classified Road. Although Edmondson Avenue is currently under Council control pending its future upgrade, access from this frontage is unavoidable given the site's location and surrounding land uses. The alternative frontage, Tenth Avenue, directly adjoins Austral Public School and parkland, and is identified as the high street within the precinct. For this reason, heavy vehicle access from Tenth Avenue is not feasible or appropriate. Access from other ILP-identified roads to the east and north is also unsuitable for heavy vehicles due to their residential function and alignment. As such, Edmondson Avenue represents the safest and most practical entry point for heavy vehicle movements. In the interim scenario, both heavy and light vehicles can utilise the Edmondson Avenue access. However, once Edmondson Avenue is upgraded, access from this frontage will be restricted to trucks only, with light vehicles no longer permitted to enter the site from Edmondson Avenue.

Part 3 Neighbourhood and Subdivision Design		
Development Control	Provision	Comment
		A removable bollard system will be installed to physically prevent light-vehicle entry, supported by signage directing all light vehicles to the Tenth Avenue and Colluccio Street access points. These measures ensure compliance with the intent of the control by limiting long-term reliance on an arterial road for general access while maintaining safe and functional servicing arrangements for the neighbourhood centre.
3.4 Construction Environmental Management	This section contains controls relating to the implementation of a construction environmental management plan.	Complies with conditions Conditions of consent can be imposed ensuring the implementation of a construction environmental management plan, prior to issue of a CC.

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
5.2.1 Function and land use mix	The maximum retail floor area within each centre is to be as specified in the relevant Precinct's Schedule and to ensure that the centre functions in accordance with its position in the regional centres hierarchy	The proposal is within the Austral Neighbourhood Centre and the maximum gross leasable floorspace is 10,000m ² . The proposal seeks to provide 6264sqm. There is 3736sqm of leasable floorspace available for the remainder of the Austral Centre which is considered to be sufficient as there are a number of heritage items on the western side of Edmonson Avenue which limits the development scope of those particular sites.	Complies
	A range of retail, commercial, entertainment, recreation and community uses is encouraged to serve the needs of the wider community and promote active and vibrant centres.	A range of retail and commercial uses would be provided by the proposal. No specific uses other than Coles Supermarket is proposed with the	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
		development however it is considered the retail shells can provide for a multitude of uses to service the community.	
	Mixed use developments containing residential uses on upper floors are located in the centre to take advantage of access to transport and services, and to increase levels of activity within the centre.	The application does not propose a mixed-use development containing residential uses.	Not Applicable
	Employment opportunities are maximised within the centre.	Employment opportunities are maximised through this application.	Complies
	The ground floor of all buildings is occupied by retail, commercial, community, entertainment or other active uses, particularly fronting the main street and all open space.	The development fronts Tenth Avenue and Edmondson Avenue and has retail uses addressing both streets.	Complies
	Fine grained and intensive retail and commercial uses that present an active street frontage are located along the main street.	The application fronts Tenth Avenue and has retail uses fronting the main street. Additionally, this is reflected on the Edmondson Avenue frontage too	Complies
	Building design integrates internal spaces (i.e. the interior of shops and other businesses) and the public domain (i.e. the streets, plazas and parks), and facilitates active use of footpaths by cafes and the like.	The design of the building proposes minimal internal corridors for access to retail spaces (being access to the Coles supermarket). Rather the development actively addresses the street with majority of retail premises fronting the public domain. Integration between internal spaces and the public domain is to be considered via separate and formal consent for the fitout of these retail tenancy spaces,	Complies
	The needs of health and aged care providers, facilities for young	The proposal has made cold shell	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	people, civic and emergency services are met within the centres.	spaces which are of adequate size and dimensions which could accommodate these types of facilities	
5.2.2 Design layout	1. A main street acts as the focal point for the retail and commercial activity in the centre and is of a width and design that encourages pedestrian activity and a low speed traffic environment.	Tenth Avenue is the main street for the neighbourhood centre and is the focal point with the highest portion of active street frontages. All proposed retail tenancies face onto the public domain and is considered to encourage pedestrian activity. A pedestrian walkway is proposed from Tenth Avenue via a public plaza into the site which can be integrated with the future community centre when developed.	Complies
	2. Large format retail premises (such as supermarkets and discount department stores) have pedestrian access to the main street, and do not present blank walls or inactive facades to the main street.	The supermarket has access off the pedestrian through site link via Tenth Avenue and the street frontages are activated by the associated commercial/ retail uses along the main frontage.	Considered Acceptable
	3. The importance of car parking to the viability of retailing is recognised, but does not dictate the location and orientation of retail premises at the expense of an active public domain.	The carpark location is acceptable and is not located on the main frontage.	Complies
	4. The core retail areas and fringes are clearly defined by the mix of land uses and intensity of development that integrates with surrounding residential areas.	The proposed development is compatible with the surrounding land uses. The subject site contains existing retail and supermarket uses.	Complies
	5. Facilities including loading, waste storage, servicing and other	All delivery and waste related operations will	Complies with conditions

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	infrastructure are to be co-located as much as possible to maximise the efficient use of space while ensuring these facilities do not adversely impact on the amenity of surrounding sensitive land uses.	be conducted within the proposed loading dock area and is unlikely to cause detrimental impacts on surrounding residential uses. Conditions of consent will be made regarding hours of use for the loading dock/deliveries.	
	6. An interconnected street block network with small block sizes and mid-block connections maximises pedestrian movement and connections to key destinations including parks, plazas and transport nodes.	The proposed development is in accordance with the ILP. The subject site seeks to construct the southern portion of Collucio Street to facilitate additional light vehicle access which also contributes to the pedestrian network.	Complies
	7. Noise and amenity considerations inform the layout and location of various uses, particularly residential uses.	An acoustic report has been submitted in support of this application, which was reviewed by Council's Environmental Health Section and is satisfactory subject to conditions.	Complies with conditions
	8. The street network emphasises sight lines to local landscape features, places of key cultural significance, civic buildings and public open space.	The proposed development is in accordance with the envisioned street network and emphasises key matters.	Complies
	9. Opportunities for crime are minimised through appropriate design and maintenance, in accordance with the principles of Crime Prevention Through Environmental Design in clause 2.5.	The design of the centre provides clearly defined spaces with controlled access, passive surveillance and ongoing territorial management consistent with the principles of CPTED. Relevant conditions of consent will apply to the development.	Complies with conditions
5.2.3 Public domain	1. The streetscape creates a high amenity pedestrian environment	It is considered that the streetscape would	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	through solar access, shade and shelter, good natural light, landscaping and footpath design, and management of vehicular traffic.	provide a high level of amenity for pedestrians and the environment and the inclusion of trees, art and good design elements enables the proposal to create an attractive streetscape outcome for the neighbourhood centre.	
	2. Parks and plazas are a focal point for people, businesses and community activities and are designed to ensure adaptability and flexibility in use and function over time.	No Plaza's are identified within the Contribution Plan however the proponent has committed to constructing a public plaza to improve the interface between the future community facility and the neighbourhood centre.	Complies
	3. High standards of design and landscaping, based on consistent public domain design standards, promote the character and attractiveness of the centre and create a sense of ownership and pride for businesses and residents.	The application proposes a high design standard for landscaping and is considered acceptable for the centre.	Complies
	4. Activities that activate the streets, the park and plaza draw people to the centre not only to shop, but for entertainment and recreation, such as markets, concerts and outdoor community events.	The proposed development is able to accommodate these types of activities if proposed in the future.	Complies
5.2.4 Built form	A range of building heights are permitted, up to maximum heights to control amenity and overshadowing, to create a varied skyline.	The proposed development is acceptable in height and the roof form proposed is varied to allow light into the public domain.	Complies
	2. Building heights transition around the fringes of the centre to integrate the built form with adjacent residential areas.	The proposed development is not of a nature where it imposes on adjoining residential sites.	Complies
	3. Building heights and setbacks are related to street widths and functions to promote a comfortable urban scale of development.	The height of the proposed development is generally consistent	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
		with the street network and is considerably below the height development standard for this site.	
	4. Building separation and orientation considers privacy and amenity, particularly for residents.	The proposed development is of an acceptable scale with appropriate setbacks and privacy provided to nearby residential sites.	Complies
	5. Building heights take into account view lines and solar access to the public domain. Liverpool Growth Centre Precincts Development Control Plan Page 127	The building height is of an acceptable scale, providing solar access and not obstructing views. The maximum height of the development proposed is 8.56m	Complies
	6. Streets and open spaces are defined by buildings that are generally built to the street edge, have a consistent street wall height and provide a continuous street frontage, particularly along the main street and fronting the town square.	The proposed development provides a continuous street frontage which is activated and is of an acceptable scale.	Complies
	7. A high quality built form and energy efficient architectural design promotes a 'sense of place' and contemporary character for the centre.	The proposed application is of a high quality and promotes a 'sense of place'.	Complies
5.2.5 Transport	1. The centre is pedestrian and public transport orientated with walking and cycling taking priority over vehicles, while allowing for vehicle movement and access in a low speed traffic environment.	Whilst the centre is not directly pedestrian and public transport orientated, provision has been provided to promote walking and cycling through the provision of retail premises fronting Tenth Ave and Edmondson Ave which are primarily accessible via pedestrian means. Additionally numerous bicycle spaces have been provided around the development to promote active transport.	Complies on merit

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	2. The main street carries sufficient traffic volumes, and has provision for on-street parking, to support retail and commercial uses that front it.	No onstreet parking is provided.	Complies on merit Due to the upgrades of Tenth Avenue and Edmondson Avenue (to be completed by Council), no off street parking is permitted to be provided.
	3. Streets are wide enough to ensure pedestrians, cyclists and vehicles can move around the centre, to encourage activity on the street and to enable a clear relationship between development on either side of the road.	The proponent will construct the southern portion of Collucio Street on the adjoining lot to facilitate vehicular access. The roads will be constructed in accordance with the approved road design as per DA-1312/2021	Complies
	4. Traffic signals and pedestrian crossings facilitate easy movement of pedestrians throughout the centre.	Traffic lights and pedestrian crossings are not included in the scope of the development. It is to be noted that pedestrian crossing upgrades and traffic lights are considered in the upgrade of Edmonson Road	Complies on merit
	5. The street layout allows easy access to and within the centre while allowing for regional traffic to bypass the centre.	No ILP roads are located within the subject. At present, the only access is via Edmondson Avenue however the construction of a future ILP road to the East on LOT 834 DP 2475, 75-79 TENTH AVENUE will facilitate alternate access to the site.	Complies
	6. Where applicable, rail transport is integrated with other transport modes through an efficient interchange.	The proposed development is considerable distance from Leppington Trains Station. As	Not applicable

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
		such, this clause is not deemed appropriate for this area of Austral.	
	7. Vehicle access to parking and loading areas is via secondary streets rather than the main street or other active streets. Separate parking and loading vehicle accesses are preferred.	Due to the site orientation, all vehicular access is proposed to the east of the built form. Access to the facility is via Edmondson Avenue which contains active street frontages to the south. The entry/exit is located a considerable distance from the identified active street frontage area (approximately 50m) and is not considered to adversely impact street activation or cause poor streetscape appearance. In the interim scenario, shared heavy and light vehicle access will occur from Edmondson Avenue. Upon the completion of the Edmondson Avenue upgrade, only heavy vehicles will be able to utilise the Edmondson Avenue access and all light vehicle access will be separated via Tenth Avenue and Collucio Street access	Complies on merit
5.3.1 Streetscape and architectural design	Active frontage and street address 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.	The application proposes active street frontages which meet the desired character of the B1 zone and the centre layout within the Precinct Plan Schedule.	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	All applications for development in centres are to include a masterplan showing: • 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 demonstrate consistency with the development principles in cl 5.2. • 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 Page 128 Liverpool Growth Centre Precincts DCP 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.	The application includes a masterplan demonstrating the site's relationship to the broader neighbourhood centre, including its position relative to the main street (Tenth Avenue), adjoining public spaces and the intended future layout identified in the Precinct Schedule. The proposal aligns with the Desired Future Layout of the Centre.	Complies
	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.	Not applicable. Single storey development	Not applicable
	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.	The proposed setbacks are up to the boundary and are considered appropriate for the development. No residential development proposed.	Complies
	5. The primary means of pedestrian access to retail, commercial and upper floor	The design of the premises results in primary access to the	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	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.	retail frontages on Tenth and Edmondson Ave to be via pedestrian access. Access to the large format supermarket is via the associated car park, this is considered acceptable with regard to the subject site's context.	
	6. Vehicle access to basement level parking or parking located behind buildings must not be from active street frontages.	Due to the future traffic projections for Edmondson Avenue, vehicular access is proposed from Tenth Avenue and Collucio Street. Tenth Avenue is identified as the high street in this precinct however the access is considered acceptable on safety grounds	Complies on merit
	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 proposed development provides active frontages and have an array of potential uses to Tenth Avenue and Edmonson Avenue. The large format retail premises being Coles is located behind the active retail frontages and is primarily addresses the carpark area.	Complies
	8. Blank walls visible from the public domain are to be avoided.	All walls are articulated appropriately	Complies
	9. Retail shops are to have a variety of shop frontage widths and articulation.	Smaller retail uses would require further development consent and conditions would apply for these fit out works. The shells for these uses currently allow for a variety of widths and articulation.	Complies
	10. Restaurants, cafes and the like are encouraged to provide openable shop fronts and to make	Defined uses for the retail premises fronting onto active street frontages is not	Complies on merit

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	use of footpath areas on active streets.	provided however it is considered that that is adequate provision for footpath areas to be utilised by restaurants cafes and the like. One food and beverage premises is provided within the development, however this is located within northern portion of the site and sits separate to the main built form structure.	
	11. On corner sites, active shop fronts are to wrap around the corner and address both street frontages.	The proposal adequately addresses the street corner through active retail frontage.	Complies
	12. Developments that have multiple street frontages are to provide entrances to internal/upper floor uses on each street frontage.	The proposed layout of the centre provides individual access to each retail tenancy. The retail tenancies located along the street frontages directly address the public domain thus is considered to comply with this control.	Considered Acceptable
	13. In mixed-use buildings, separate access from the street is required for retail, commercial and residential uses.	The proposal allows for separate access to each individual use proposed on site and there is no reliance on shared corridors for access. No residential component in subject development.	Complies
	14. Entrances are to be visible from the street and well lit.	As above, each tenancy contains separate individual access. The only exception is the Coles/Liquorland store which is accessible via pedestrian access from Tenth Avenue or directly from the carpark	Complies
	15. Security shutters and grilles are not encouraged and any proposed security devices are to	Noted. The roller shutters are acceptable as this	Considered Acceptable

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	be transparent or at least 80% open.	screens loading/waste facilities.	
	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 proposed for the development along the active street frontage portion.	Complies
	17. Parking is to be screened by buildings, from the main street and other streets with active frontages, or be below ground.	The carpark area is suitably located behind the main built form which addresses the public domain and intersection. It is to be noted that in the interim, the carpark will be visible from Tenth Avenue however this will be screened upon construction of the future community facility.	Complies
	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 building is designed to allow for glazing along the active street frontage and is deemed appropriate for the site. Conditions can apply to ensure this is met	Complies
	19. Translucent or obscured glazing is not permitted on active street frontages.	Noted. Glazing does not appear to be obscure or translucent along the active street frontage. Conditions can apply to ensure this is met.	Complies with conditions
	20. Signage and advertising material are not to obscure glazing.	The proposed signage is unlikely to obscure glazing.	Complies
	21. At night, internal lighting is to fall onto the footpath, or under-awning lighting is to be provided	A lighting plan has been provided however due to changes in the site layout, an updated lighting plan has been conditioned for.	Complies by condition
	22. Solid elements are preferably to be finished with rendered masonry, tiles or face brick. Liverpool Growth Centre Precincts Development Control Plan Page 129	Solid elements are proposed on the façade.	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
			
	23. Coordinated colour schemes are required, and colours and materials are to be consistent with adjoining buildings and the general character of the street.	Colour schemes are provided and are considered acceptable with the surrounding zoning.	Complies
	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 facade design is deemed appropriate and includes elements which break up the façade design, including functional elements such as awnings, material style, colour and shape.	Complies
	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.	Articulation and design to the corners allows for added visual interest at this point. 	Complies
	26. Design of corner buildings on the ground floor is to facilitate free pedestrian movement. Open corners at ground level are encouraged.	The design of the corner is deemed to be appropriate for the proposed development.	Complies
	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.	Building height, massing, materials and parapet/roof expression are used to accentuate corner elements. 	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	28. Any awning over a public footpath will require a Public Road Activity Approval to be issued by the Consent Authority.	Noted. Conditions are to apply for this matter.	Complies with conditions
	29. Awnings should be a minimum height of 2.7m (3.2m desirable) above footpath level and generally consistent in form with adjacent awnings.	Awnings above the footpath would be approximately 4.4m above ground.	Complies
	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.	The awning is setback more than 500mm from the kerb and gutter.	Complies
	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.	The awning projects horizontally and is designed appropriately.	Complies
	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.	The awning design is appropriate in terms of materials and compatibility with the development.	Complies
	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.	The works in public streets are acceptable and the public domain would be enhanced.	Complies
	34. All signage and advertising is to be designed in a co-ordinated manner (refer to clause 5.3.4 for detailed controls).	The signage proposed is appropriate for the development.	Complies
	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.	A public plaza is being constructed by the proponent to provide an interface area between the neighbourhood centre and the future community facility. The public plaza acts as a central focal point for residents/students arriving from the public park and public school located directly south of the subject site.	Complies on Merit

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	36. Plant selection should take into account the following: • species which complement remnant native vegetation, • level of on-going maintenance, Liverpool Growth Centre Precincts DCP Page 131 • potential impacts on road and footpath pavements, • focus on hardy, drought tolerant, easily maintained species, • scale in relation to the function of the area, • solar access and shade, and • contribution to the character of the local centre.	Native vegetation is proposed within the centre. The landscaping design is also acceptable for the proposed development. The application was reviewed by Council's Urban Design and public Domain Section and is deemed acceptable subject to conditions.	Complies with conditions
	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.	Street trees are provided in the plans and are considered acceptable subject to conditions.	Complies with conditions
	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.	Conditions to be imposed to ensure all paving materials conform to relevant standards for durability.	Complies with conditions
	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.	As above.	Complies with conditions
	40. All paved areas should be adequately drained and follow 'best practises' in installation, including subsurface preparation and stormwater management.	As above.	Complies with conditions
	41. All paved areas must be properly designed to facilitate use by the elderly and disabled.	Conditions of consent will apply to ensure that access is in accordance with the relevant legislation.	Complies with conditions
5.3.2 Solar access, weather protection and energy efficiency	1. Parks and plazas are to receive sunlight on a minimum of 50% of their site area between 11am and 2pm on June 21st.	No identified Plazas are located on the subject site. It is to be noted that a public plaza is being constructed by the proponent to provide an interface area between the neighbourhood centre	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
		and the future community facility.	
	2. Building envelopes are to allow for north-south streets to receive 2 hours sunlight between 9am3pm on June 21st on a minimum of 50% of the eastern or western footpaths; and	Surrounding streets are able to receive adequate solar access. Shadow diagrams have been provided which indicate the maximum shadow impact at 3pm towards the west and the shadows impacting the associated carpark.	Complies
	3. Building envelopes are to allow for east-west streets to receive 2 hours of sunlight between 9am3pm on June 21st on a minimum of 50% of the southern footpaths.	Surrounding streets are able to receive adequate solar access.	Complies
	4. Continuous awnings are required to be provided along the ground floor street frontage on active street frontages in accordance with Figure 5-1 and all buildings fronting public open space or squares.	Awnings are provided for the development in appropriate locations and is considered acceptable.	Complies
	5. The design of awnings is to comply with the controls in clause 5.3.1, and: • 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.	Awnings are provided for the development in appropriate locations and is considered acceptable.	Complies
	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.	The orientation of the building requires active frontages to the west and south. A number of retail uses are provided in a north-east orientation which is shielded from south-westerly winds.	Complies on merit.
	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.	Due to site orientation, the key uses are directed towards the active street frontages to the west and south. Retail uses are proposed towards	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
		Tenth Avenue and Edmondson Avenue.	
	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.	Loading/ service and parking areas are located on the northern side of the main built form structure due to the site orientation. The western and southern frontage is identified as an active street frontage as per Schedule 1 of the DCP	Complies on merit
	9. Residential development within centres is to be generally oriented with living areas and balconies facing north.	Residential development is not proposed as part of this application.	Not applicable
	10. Residential development within centres is to be designed to maximise natural cross-ventilation.	Residential development is not proposed as part of this application.	Not applicable
	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.	Due to the site orientation, west facing glazing is unavoidable as the Edmondson Avenue frontage is identified as an active street frontage. An awning is proposed over the retail frontages to provide suitable protection.	Complies on merit
	12. Each retail or commercial tenancy is to be separately metered or sub-metered for electricity, gas and water (hot and cold).	Noted. Conditions can be applied to reflect this.	Complies with conditions
	13. Hot water is to be supplied from solar or heat pump systems. Where these systems cannot deliver sufficient hot water to meet demand (e.g. If the roof area is insufficient), gas water heating is preferred.	Noted.	Noted
	14. Rainwater collected from roof areas is to be used for non-potable uses including toilet flushing, laundries and cleaning.	The ESD Report identifies scope for rainwater capture and reuse on site during detailed design.	Complies by Condition

Commented [T01]: TO DISCUSS WITH NABIL

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	15. All new and refurbished Retail, Commercial and Mixed-Use development over the value of \$5 million, shall achieve a minimum Greenstar rating of 4 stars as per the applicable Green Building Council of Australia "as built" rating tool.	Noted	Noted. Complies by Condition.
	16. To achieve ESD objectives for new development referred to in control 15: • An accredited Greenstar Professional from Green Building Council of Australia (GBCA) is to be engaged on the project. • A schedule of achievable Greenstar credits prepared and certified by the accredited Greenstar Professional is to be provided at the lodgement of the DA. • Proposed Greenstar measures must be shown on the DA documents. • Certificates from suitably qualified structural, hydraulic and mechanical consultants must be provided certifying the ability to incorporate the Green Star commitments at the lodgement of the DA.	An ESD Report has been provided with the proposal and will form part of the conditions of consent to implement the measures.	Complies with conditions
	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.	The design of the development encourages the majority of retail premises being accessed via external pedestrian circulation. This allows for light, shade and ventilation of the area to make it an appealing place for pedestrians. Minimal internal corridors are proposed with the only exception being access to the Coles/Liquorland store	Complies
	18. Retail and commercial tenancies are to be capable of natural ventilation and have access to natural light.	Retail and commercial development have access to ventilation and light.	Complies

Commented [T02]: To discuss with Nabil. No ESD Report provided

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	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.	The development provides a suitable design response that encourages solar access and climate control in the building and pedestrian site link. Due to the site orientation and active street frontage requirements, a number of tenancies face south onto Tenth Avenue. It is considered that the individual tenancies can achieve climate control via mechanical means.	Complies
	20. Materials used for construction shall have low Volatile Organic Compounds (VOC) emissions content.	Noted.	Noted
	21. Timber building materials should be sourced from sustainable suppliers such as products certified by the Forestry Stewardship Council (FSC).	Noted.	Noted
	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: • 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. • 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.	Conditions of consent will apply to have an environmental management plan produced prior to CC to be submitted to the PCA.	Complies with conditions

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	Training, monitoring and reporting on the compliance of construction contractors with the requirements of the CEMP.		
5.3.3 Building bulk, scale and design	1. The maximum allowable depth of residential building envelopes is 22m (max 18m glass line to glass line).	Residential buildings are not proposed a part of this application.	Not applicable
	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.	Single storey development proposed.	Not applicable
	3. Larger upper floor setbacks from the street may be required to: - achieve adequate solar access at street level; - maintain the privacy of dwellings; - maintain view corridors; or - minimise the bulk of the building.	Single storey development proposed. No upper floor setbacks required	Not applicable
	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).	Zero side setbacks are provided and considered acceptable for the proposal.	Complies
	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.	No upper floor applicable.	Not Applicable
	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 separation distance between habitable rooms or balconies is 12 metres.	Windows, balconies or other openings not provided.	Not applicable
	7. For floors above the fourth floor, the minimum separation distance between buildings is to be 18 metres.	Only ground floor development proposed	Not applicable
	8. Roof forms should not result in excessive bulk or overshadowing.	Roof forms do not result in excessive	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
		bulk or overshadowing.	
	9. All plant and lift over-runs are to be concealed within roof forms to minimise visual impact.	The plant overruns are deemed acceptable for the proposal and type of development.	Complies
	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.	Roof area is not proposed for communal uses.	Not applicable
	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).	Site is not within a throwing distance to Railcorp facilities.	Not applicable
	12. Floor to ceiling heights are to be a minimum of: • 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.	The floor to ceiling heights are appropriate for the proposed development. The minimum height requirements have been met.	Complies
5.3.4 Signs	Controls are enforced to ensure that signs and advertising structures are unobtrusive and coordinated in their appearance and design and complement buildings and the streetscape.	The signage proposed with the application is acceptable and complies with SEPP (Industry and Employment) 2021.	Complies
5.3.5 Acoustic and visual privacy	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.	The acoustic report submitted with the DA addresses the impacts of the development on sensitive residential noise receivers adjacent the site. The report was reviewed by Council's Environmental Health Section and is considered acceptable subject to conditions.	Complies with conditions
	2. A combination of the following measures is to be used to mitigate the impacts of rail or road traffic noise within centres: • setbacks and service roads;	As above. No residential component is proposed as part of this development.	Complies with conditions

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	• internal dwelling layouts that are designed to minimise noise in living and sleeping areas; • changes in landform; Liverpool Growth Centre Precincts DCP Pg 137 • 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		
5.3.6 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 comprehensive CPTED report and a social impact assessment has been submitted with the DA. These elements have been reviewed by Council's Community Planning Section and Urban Design Section, who have raised no objections to the proposal on these grounds. Relevant conditions of consent will apply to the subject application.	Complies with conditions
	2. Balconies, terraces and other private open spaces are to be oriented to public open spaces to optimise casual surveillance.	No balconies, terraces or POS is proposed.	Not Applicable
	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.	Sight lines have been considered and are satisfactory.	Complies
	4. All streets, alleys, bike paths and pedestrian walkways must be adequately lit at all times.	Conditions to be imposed to ensure that the pedestrian through site link is adequately lit at all times.	Complies with conditions
	5. Lighting is to be installed on all circulation routes and major pedestrian thoroughfares, including under-awning lighting on all awnings.	Conditions to be imposed to ensure that all pedestrian walkways are adequately lit at all times.	Complies with conditions

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	6. Large open areas such as parking lots and public open spaces are to be floodlit.	The development would have lighting within the carpark area and conditions will apply to ensure it is floodlit.	Complies with conditions
	7. Lights should be positioned so that they highlight landmarks and other special building features.	Noted.	Noted
	8. Lighting fixtures must be sturdy, durable, vandal resistant and easily maintained.	Noted.	Noted
	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.	Noted
	10. The installation of lighting should take into account and minimise its impacts on surrounding commercial premises and residential properties.	Conditions will apply to ensure excessive glare and light spill does not impact on surrounding residential or commercial properties.	Complies with conditions
	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.	Noted. To be conditioned accordingly	Complies by condition
	12. Fencing and street plantings should be designed to achieve a balance between screening and security/surveillance.	Fencing and planting is proposed to ensure adequate screening.	Complies
	13. Traffic facilities are to be installed to enhance pedestrian safety.	Feature paving and other public domain works are proposed.	Complies
5.3.7 Site servicing	14. Safety features such as tactile surfaces and handrails are to be provided in appropriate locations.	Conditions to be imposed to ensure adequate access requirements are met.	Complies with conditions
	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	Waste collection and loading areas are located behind the main frontage of the site and are off Edmondson Avenue. This is integrated within the built form and different materials	Considered Acceptable

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	landscaping of the street front through screening measures.	and finishes in addition to a roller shutter door are provided on the northern façade to suitably screen these areas.	
	2. Service areas are not permitted on active street frontages or adjacent to public parks, plazas or squares.	Service areas are not proposed on active street frontages	Complies
	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).	Access is provided off the Edmondson Avenue for service/delivery vehicles as this is the least impactful location.	Complies
	4. The following controls relate to the screening of services: • 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.	Waste collection, loading areas and storage are located off Edmondson Avenue and are adequately screened from public view.	Complies
	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.	Service areas are located via the Edmondson Avenue driveway access. This is considered to be the appropriate location as Tenth Avenue is considered the main street and also contains a future community centre	Complies
	6. Adequate space should be provided for the movement, unloading and loading of service vehicles. All service vehicles	Adequate spacing is provided for the loading and unloading of service vehicles and	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	should enter and exit any loading area in a forward direction.	vehicles can enter and exit in a forward direction. Due to space limitations, a mechanical turntable has been proposed to ensure vehicles can enter and exit the site in a safe manner.	
	7. Structures shall be painted according to the required standards of the relevant service authority, in colours that limit their visual impact.	All colours and finishes are considered acceptable.	Complies
	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.	Plant is located on the roof of the development and are appropriately concealed.	Complies
	9. Television antennas and other telecommunication devices are not to be visible from the street.	Television antennas and other telecommunications devices are not proposed. Standard conditions of consent can be imposed	Noted
5.3.8 Traffic circulation, parking and access	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.	The application has been referred to Councils Traffic Section, who approve of the proposed application subject to conditions.	Complies by condition
	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. Car parking requirements in centres: • Business premises/office premises: 1 space per 40m²GFA • Retail premises (less than 200m² GFA): 1 space per 30m² GFA	A calculation was conducted with the relevant applicable rates. A total requirement of 269 spaces is required. The proposal provides for 290 spaces which is compliant The application has been referred to Councils Traffic Section, who approve of the proposed application subject to conditions.	Complies with conditions

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	- Retail premises (greater than 200m² GFA): 1 space per 22m² GFA - Food and drink premises: 1 space per 30m² GFA		
	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 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.	Site is further than 800 metres from the train station.	Not applicable
	4. In mixed use developments, dedicated onsite 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.	Residential development is not proposed within the site.	Not applicable
	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.	The proposed vehicular access strategy for the development is as follows: In the interim scenario (until the upgrade of Edmondson Avenue), heavy and light vehicle access will be provided via the driveway on	Complies on merit

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
		Edmondson Avenue. A secondary light vehicle access point will operate from Tenth Avenue. A third light vehicle access point is also available on Collucio Street, located to the east of the site on LOT 834 DP 2475, which runs parallel to the Coles site and connects to Buljubasich Street.	
	6. On-street parking is to be provided on all streets to create a buffer between pedestrian and street traffic and promote casual surveillance.	On street parking is not provided.	Complies on Merit Due to the proposed upgrades of both Edmondson Avenue and Tenth Avenue, on street parking has been prohibited from being provided.
	7. Basement, semi-basement or decked parking is preferred over large expanses of at-grade parking	Parking is provided at grade. This has been deemed to be acceptable by the DEP and Council's Urban Design Section.	Considered Acceptable
	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.	At grade parking is proposed and is located behind the building and away from the primary frontage along Tenth Avenue.	Considered Acceptable
	9. Outdoor parking areas are to be screened and landscaped to minimise their visual dominance within the centre.	Outdoor parking area is adequately landscaped and provide canopy tree coverage.	Complies

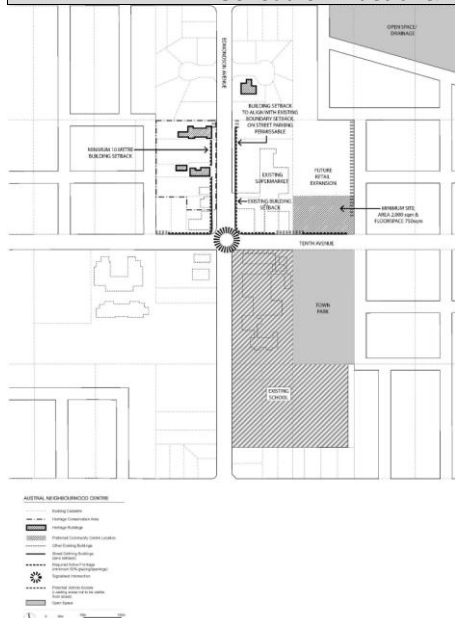
Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	10. At grade car parks must contain shade tree plantings using tree species and spacing of trees to demonstrate that tree canopies are capable of covering 50% of the car space surface area (excluding car park travel lanes). Submitted plans are to illustrate the estimated extent of tree canopies at maturity.	At grade car parks contain shade tree plantings using native tree species. Although the canopy coverage is closer to 43% of the car park, it is an improvement from what was originally proposed. While this is less than the DCP required 50%, the combination of the shade structure and canopy trees results in greater overall coverage for the parking spaces. The application has been referred to Councils Urban Design team and have considered the proposal and coverage acceptable.	Considered Acceptable
	11. Bicycle parking is to be in secure and accessible locations. Bicycle parking for employees is to have weather protection.	Bicycle parking is provided and is in an appropriate location.	Complies with conditions
	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.	Conditions to be imposed to ensure that parking area per vehicle is to be in accordance with the Australian Standards.	Complies with conditions
	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: • 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.	The active frontage towards Tenth Avenue is acceptable and the verge elements are satisfactory.	Complies on merit
	14. The design of the main street and other town centre streets is to	The proposed development satisfies	Complies

Section 5 - Centres Development Controls			
Control	Provision	Comment	Compliance
	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)	the provisions of the DCP and the streets are to be constructed accordingly.	
	15. Where the kerb side lane is a dedicated parking lane (i.e.. 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.	The road cross sections are in accordance with the DCP and are satisfactory.	Complies
	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.	No road construction on subject site. The proponent will construct the southern portion of Colluccio Street in accordance with the approved plans under DA-1312/2021.	Complies

Schedule 1 Austral & Leppington North Precincts	
Part 3 – Centre Development Controls	
3.1 Centres within the Austral and Leppington North Precincts	
3.1.1 Hierarchy and function of local and neighbourhood centres	Comment
1. The location of centres is to be as shown on Figure 3-1.	Noted The site is mapped as a neighbourhood centre.
2. The Austral Local Centre is to contain a mix of retail and local commercial land uses, to a maximum gross leaseable floorspace of 30,000m ² .	Not Applicable The site is not part of the Austral Local Centre.
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 10,000m ² .	Not Applicable The site is not part of the Gurner Avenue Neighbourhood Centre.
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 10,000m ² .	Not applicable The site is not part of the Eight Avenue Neighbourhood Centre
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 10,000m ² .	Complies The total gross leaseable floorspace proposed is 6264m ²

Schedule 1 Austral & Leppington North Precincts			
	AREA BY USAGE:		
	USAGE	LEVEL	GFA m ²
	SUPERMARKET	GROUND	3794
	LIQUOR	GROUND	161
	SPECIALTY RETAIL	GROUND	2009
	KIOSKS	GROUND	50
	CARPARK SPECIALTY RETAIL	GROUND	230
	CARWASH	GROUND	20
	ENTRANCE	GROUND	-
	AMENITIES + EOT	GROUND	-
	CLEANERS ROOM	GROUND	-
	CENTRE MANAGEMENT	GROUND	-
	TOTAL		6264m ²
6. All local and Neighbourhood Centres are to contain a mix of large floorplate and specialty retail uses.	Complies The proposed development contains a mix of large floorplate and specialty retail uses		
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.	Not Applicable The site is not part of the Leppington Major Centre.		
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.	Noted The proposal is within the Austral Neighbourhood Centre.		
3.1.5 Austral Neighbourhood Centre	Comment		
1. The main street in the Austral Neighbourhood Centre is Tenth Avenue.	Noted Tenth Avenue is to be the focal street in the centre. The proposal maintains this through a number of retail units facing onto Tenth avenue providing both street activation and passive surveillance		
2. Active Street Frontages are to be provided to the Edmondson Avenue and to Tenth Avenue consistent with Figure 3-6 .	Complies Active street frontages are provided along the Edmonson Avenue and Tenth Avenue frontage		

Schedule 1 Austral & Leppington North Precincts



3. On street parking is to be provided on Tenth Avenue except where turning lanes or bus bays prevent parking

Complies on Merit

On advice of Council, no on street parking spaces are provided due to the intended upgrades of Tenth Avenue.

4. Edmondson Avenue within the Austral Neighbourhood Centre, is to be constructed in accordance with the cross-section at Figure 3-7

Not Applicable

The proposed development does not seek to build Edmondson Avenue as this is a Contribution Plan item under the Austral and Leppington North Contribution Plan 2021 and will be constructed by Council.

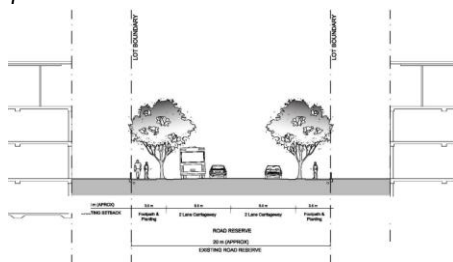


Figure 3-7: Edmondson Avenue design - Austral Neighbourhood Centre

5. On street parking may be provided on Edmondson Avenue where:

- Widening of the road reserve is possible in association with redevelopment of adjoining land; and
- Car parking, footpath and verge areas will be constructed and dedicated to the road authority as part of the public road, at no cost to Council.

No onstreet parking is proposed to be delivered as part of this development. The rationale for this is due to the expected upgrades of both Edmondson Avenue and

6. Where on street parking is to be provided

Not Applicable

Schedule 1 Austral & Leppington North Precincts

on Edmondson Avenue, the Edmondson Avenue cross section is to be in accordance with cross-section B at Figure 3-3

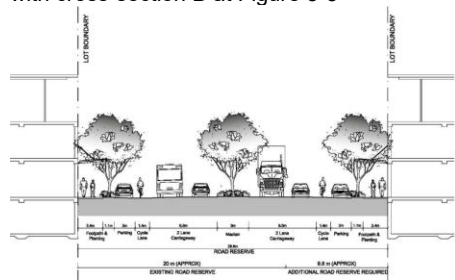
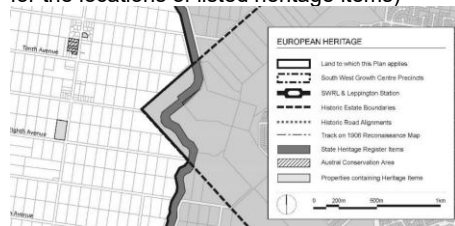


Figure 3-4b: Edmondson Avenue Austral Town Centre Section B

7. New buildings on the western side of Edmondson Avenue are to be set back to match or be greater than the setbacks of existing heritage buildings (refer to Figure 2-7 for the locations of listed heritage items)



No street parking on Edmondson Avenue is proposed.

Not applicable

The subject site is on the eastern side of Edmondson Avenue.

8. Elements of built heritage which contribute to the overall heritage significance of the Austral Town Centre Conservation Area (contributory items) should be retained.

The proposal does not seek to alter or remove any existing built heritage items.

9. The principal built form of contributory items, including roof lines, street-facing and side elevations, door and window-openings should be retained. Minor alterations that do not have a significant impact on the architectural form and character of the original building may be permitted

The proposal does not seek to alter or remove any existing built heritage items.

10. Infill development should be of a modern design, which responds sympathetically to the historic character and setting of the Austral conservation area, and to the form, scale, massing, orientation and setback of its contributory items. Where possible, new infill buildings should address the street

Not applicable

11. Infill development should not overwhelm the contributory items within the Austral conservation area, in height or massing. A maximum of two storeys on the street-facing elevation is appropriate, with taller elements of buildings to be set back behind the primary building line facing Edmondson Avenue

Not applicable

12. Infill development or additions may be

Not applicable

Schedule 1 Austral & Leppington North Precincts	
permitted at the rear of contributory items, where the design will achieve an aesthetically cohesive relationship between new and old, and the proposal is consistent with the character of the site and the broader conservation area	
13. New buildings on the eastern side of Edmondson Avenue are to be set back a minimum of 6 metres from the front property boundary, to make provision for on street parking and/or future widening of Edmondson Avenue.	Complies The development has been sited and designed in accordance with the indicative boundary lines as set in the road widening/upgrade Plans prepared by Stantec Australia Pty Ltd.
14. Where redevelopment of existing retail uses is proposed, new buildings are to be positioned to provide active frontages to Tenth Avenue and Edmondson Avenue, with parking (apart from on street parking) and loading areas located to the rear.	The proposed development provides active frontages to both Tenth Avenue and Edmondson Avenue. A variety of retail shops face the main street being Tenth Avenue and the Edmondson Avenue frontage contains one retail outlet frontage.
15. Loading areas that are adjacent to residential zoned land are to include visual and acoustic screening to protect the amenity of residents.	The loading area is located on the northern elevation and faces an existing residential property being 225 Edmondson Avenue. To visually screen the loading zone, a roller shutter door has been provided. Additionally, an acoustic report has been provided which outlines measures to reduce noise impacts.
16. Loading areas are to be located to not be visible from parks.	A future park is located directly south of the subject site. The loading facilities for the subject development have been sited on the northern elevation of the development and as such are not visible from any parks.

Based on the above control tables, the proposal is considered to be generally in compliance with the key controls outlined in the Liverpool Growth Centre Precincts Development Control Plan 2021 and the application is supportable.

3.3 Section 4.15(1)(a)(iia) - Any Planning Agreement or any Draft Planning Agreement

No planning agreement relates to the site or to the proposed development.

3.4 Section 4.15(1)(a)(iv) – The Regulations

The Environmental Planning and Assessment Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia and Australian Standards. Accordingly, appropriate conditions of consent will be imposed for the demolition of existing structures and construction of the proposal.

3.5 Section 4.15(1)(a (v) – Repealed

3.6 Section 4.15(1)(b) – The Likely Impacts of the Development

(a) Built and Natural Environment

Built Environment

The proposed development is considered to be of an appropriate scale and unlikely to create any detrimental impacts on the adjoining properties or the locality as a whole, in particular as it will facilitate commercial and retail development consistent with the desired future built character of the locality and will provide benefits to the public. Where matters may impact on the amenity or functionality of the centre or surrounding uses, conditions of consent can be applied to ensure these are mitigated.

Natural Environment

Impacts on the natural environment have been assessed as part of the development application and the required Precinct Planning outcomes. As a result, it is unlikely the development in isolation will cause a detrimental impact to any endangered and non-endangered species of flora and fauna and stormwater and erosion will be adequately managed. The proposal also incorporates landscaping which will benefit the natural environment and incorporates sustainability measures which are to be conditioned as part of the proposal.

(b) Economic and Social Impacts

Economic Impacts

The proposed subdivision would result in a positive economic impact in the locality through the capital investment value of the development, creation of jobs and the ability to inject money in the local economy.

Social Impacts

The proposal is unlikely to generate any identifiable detrimental social impacts and the benefits to the public which arise from the centre will be a positive social contribution and would allow for interactions and a sense of community to be created.

3.7 Section 4.15(1)(c) – The Suitability of the Site for the Development

The proposed development is in keeping with the zones, associated objectives and controls. The development is considered to be compatible with the anticipated future character within the Austral and Leppington North precinct. Accordingly, the site is considered suitable for the proposed development.

3.8 Section 4.15(1)(d) – Any submissions made in relation to the Development

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

Department	Comment
Traffic Engineer	
Building	Supported, conditions provided.
Land Development Engineering	
Economic Development	Supported, conditions provided.
City Design and Public Domain and Design Excellence Panel	Design Excellence Panel held in August 2025, with comments provided which were looked at by Council's in house Urban Design team. The built form outcome has incorporated several recommendations from the Panel. It

	is to be noted that the proponent opted to not re-attend the Design Excellence Panel following the first meeting.
Urban Design	Supported, conditions provided.
Environmental Health	Supported, conditions provided.
Flooding	Supported, conditions provided.
Heritage	Supported, conditions provided.
Public Art	Comments provided, conditions included.
Community Planning (Social Planning)	Supported, conditions provided.
Contributions Planning	Comments provided. Negotiations ongoing with proponent via separate VPA process for ultimate outcome of community facility land on subject site.
Fire Safety	No comments required.
Waste	Supported, conditions provided for development to be serviced by private contractor.

(b) External Referrals

The following comments have been received from External agencies:

External referrals	Comments
Transport for NSW	The application was referred to Transport for NSW via the NSW Planning Portal for comments and consideration. It is to be noted however that Edmondson Avenue is currently under Council ownership and as such has not been classified as a classified road under Transport for NSW as of yet. This is due to occur upon completion of the upgrade to Edmondson Avenue. Accordingly, Transport for NSW did not provide comments on the matter.
Endeavour Energy	Advice Provided
Sydney Water	Advice provided

(c) Community Consultation

The development application was notified between 11 June and 14 July 2025 in accordance with the Liverpool City Council Community Engagement Strategy 2022. 17 objections were received within this period.

Objector Concern	Council Assessment/Comment
Noise, Visual Impact, Disturbance and Car Wash Residential Interface Noise from car wash equipment, long operating hours, and visual intrusion from commercial activity and retaining walls affecting privacy and neighbourhood character, combined with concerns that the car wash is positioned directly beside homes, resulting in incompatibility with residential living, loss of amenity, and an inappropriate land-use interface.	Council acknowledges the concerns raised regarding noise, visual intrusion and general disturbance associated with the proposed car wash and its proximity to residential properties. An Acoustic Assessment was submitted with the application and has been reviewed and supported by Council's Environmental Health team, confirming that the car wash can operate in compliance with the relevant noise criteria. The proposal includes retaining walls, acoustic treatments and boundary landscaping to mitigate visual and amenity impacts at the residential interface. The car wash is also subject to the overall neighbourhood centre operating hours,

	with the facility not permitted to operate beyond 12am. In addition, at Council's request, a security gate is proposed along the Buljbasich Street frontage. This gate will be closed at midnight, preventing access after hours and limiting movement near residential properties. These measures collectively address the concerns raised regarding noise, visual impact, disturbance and the interface between the car wash and adjoining homes.
Inadequate retaining walls and separation Proposed walls (1.5–2.1 m) are seen as insufficient to block noise, prevent overlooking, or stop pedestrian access between the centre and Buljbasich Street	It is noted that residents requested retaining walls of approximately up to 3m to provide a physical barrier between the proposed centre and the dwellings located on Buljbasich St. Council disagrees with the imposition of such large dominating retaining walls on the basis of safety concerns, accessibility issues and visual impact. Rather Council have worked with the proponent being Coles to develop a scheme which adheres to objector safety concerns in addition to providing adequate pedestrian access
Crime, safety, and parking overflow Fears that the car park will allow non-residents to enter Buljbasich Street, increase antisocial behaviour, and cause shoppers to park in residential streets.	Council acknowledges concerns regarding potential crime, antisocial behaviour and parking overflow into Buljbasich Street. A CPTED assessment was submitted with the application and reviewed as part of the assessment process. Importantly, no direct vehicular access to Buljbasich Street is proposed or possible under the current road network, and the Buljbasich Street frontage will be gated and closed at midnight when the centre shuts, preventing after-hours movement. The internal car park layout and access arrangements direct all vehicle movements to Edmondson Avenue, Tenth Avenue and Collucio Street, ensuring the residential street network is not used for customer parking or circulation. Future commercial traffic will also be required to exit via Tenth Avenue in accordance with conditions of consent.
Traffic impacts on Buljbasich Street Concerns about increased vehicle movements, congestion, and lack of clarity on access/egress design.	The proposed vehicular access strategy for the development is as follows: In the interim scenario (until the upgrade of Edmondson Avenue), heavy and light vehicle access will be provided via the driveway on Edmondson Avenue. A secondary light vehicle access point will operate from Tenth Avenue. A third light vehicle access point is also available on Collucio Street, located to the east of the site

	on LOT 834 DP 2475, which runs parallel to the Coles site and connects to Buljbasich Street. It is noted that the full length construction of Collucio Street is the responsibility of the landowner of LOT 834 DP 2475, and Coles has agreed to construct only the southern portion of Collucio Street to facilitate the third access into their site. Until such a time that the adjoining landowner completes the full extent of Collucio Street, there will be no possibility of vehicular access to Buljbasich Street. In the future scenario, conditions of consent have been imposed which require signage directing all future commercial traffic to exit via Tenth Avenue. It is also noted that once Edmondson Avenue is upgraded, all light vehicle access will occur from either Tenth Avenue or Collucio Street.
F&B (food and beverage) disturbance Potential noise, late-night activity, and general disruption from food outlets adjoining residential properties.	Council acknowledges concerns regarding potential noise and late-night disturbance from future food and beverage tenancies. An Acoustic Assessment was submitted with the application and has been reviewed and supported by Council's Environmental Health team. No detailed fit-outs or operating details for individual F&B premises are proposed under this DA. Any future F&B uses will be subject to separate development applications, including assessment of hours, noise, exhaust, and operational impacts. It is to be noted that the overall neighbourhood centre is proposed to operate until 12am. Additionally, at Council's request, a security gate has been proposed on the Buljbasich Street frontage which prevents access afterhours.
Sewer infrastructure, health risks, and inequitable planning Hopkins Place / Carne Close residents object due to unresolved sewer connections, wastewater overflow, health hazards, environmental contamination, and perceived unfair prioritisation of commercial development over existing residents.	Council acknowledges the concerns raised regarding existing sewer availability, health risks and broader infrastructure planning. The application was referred to Sydney Water, who provided general servicing comments and did not identify any constraints preventing this development from being serviced. The issues raised by surrounding residents relate to pre-existing Sydney Water infrastructure matters that are not caused by, nor contingent upon, this DA. These matters fall outside the scope of this assessment and must be pursued separately with Sydney Water as the responsible authority.

3.9 Section 4.15(1)(e) – The Public Interest

The proposed development is consistent with the zoning of the land and would represent a high-quality development for the precinct. In addition to the social and economic benefit of the proposed development, it is considered to be in the public interest.