

Assessment of Consistency with Statutory Plans

Table 1 – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (GMREP No.2)

SREP Clause	Requirement	Proposal
Clause 9 Specific planning principles	(1) Acid sulfate soils Disturbance of acid sulfate soil areas is to be avoided or minimised and those areas are to be protected in accordance with the requirements set out in the <i>Acid Sulfate Soils Assessment and Management Guidelines</i> prepared by the Acid Sulfate Soils Management Advisory Committee. Measures to minimise that disturbance are to take into account the following: (a) verification of the existence, locations and extent of acid sulfate soils, (b) the capacity of land to sustain the proposed land uses, having regard to: (i) potential impacts on surface and groundwater quality and quantity, and (ii) potential impacts on ecosystems and on biodiversity, and (iii) potential impacts on agricultural, fisheries and aquaculture productivity, and (iv) any likely engineering constraints and impacts on infrastructure, and (v) cumulative environmental impacts.	▪ IPMIG will prepare an Acid Sulphate Soil Management Plan in accordance with the NSW Government's Acid Sulphate Soil Manual to minimise any environmental impacts. ▪ The assessment and management measures for Acid Sulphate Soils is located in the Soil Assessment at Appendix K and summarised at Section 7.6 of the EAR.
	(3) Flooding The following are to be recognised: (a) the benefits of periodic flooding to wetland and other riverine ecosystems, (b) the pollution hazard posed by development on flood liable land in the event of a flood, (c) the cumulative environmental effect of development on the behaviour of flood water and the importance of not filling flood prone land.	▪ The considerations were recognised, and appropriate design and management measures have been adopted. These measures are detailed in Section 7.3 and the Flood Assessment at Appendix I.
	(5) Land degradation Land degradation processes, such as: (a) erosion, (b) sedimentation... must be avoided where possible, and minimised where avoidance is not possible.	▪ Erosion and sedimentation management measures will be adopted as part of the Construction Management Plan for the site as reflected in the Statement of Commitments.

SREP Clause	Requirement	Proposal
	(9) Urban/stormwater runoff The impacts of stormwater runoff, including sewage contaminated runoff into or near streams within the Catchment, is to be minimised and mitigation measures that address urban stormwater runoff are to be implemented in accordance with the local council requirements and the Managing Urban Stormwater series of documents. Development is also to be in accordance with the <i>NSW State Rivers and Estuaries Policy</i> available from offices of the Department of Urban Affairs and Planning. Stormwater management must be integrated so that quality, quantity and land use aspects are all encompassed.	There will be no adverse run off impacts on the Catchments. The impacts of stormwater run off have been considered and addressed in the Water Assessment located at Appendix J and summarised in Section 7.4 of the EAR.
	(10) Urban development areas The environment within the Catchment is to be protected by ensuring that new or expanding urban development areas are developed in accordance with the Urban Development Program and the Metropolitan Strategy and that the requirements of the <i>NSW Floodplain Development Policy and Manual</i> (prepared by and available from the Department of Land and Water Conservation) are also satisfied. It is important to ensure that the level of nutrients entering the waterways and creeks is not increased by the development.	The proposed development is in accordance with the Metropolitan Strategy (see Section 5.1) and the requirements of the NSW Floodplain Development Policy and Manual (see Appendix I).
Clause 11 Planning Control & Consultation Table 9 – Industry	Specific matters for consideration - The potential cumulative environmental impact of any industrial uses on water quality within the Catchment. - The adequacy of proposed stormwater controls and whether the proposal meets the Council's requirements for stormwater management. - Whether proposed erosion control measures meet the criteria set out in Managing Urban Stormwater: Soil and Construction Handbook (1998) prepared by and available from Landcom and the Department of Housing. - Likely impact on groundwater and remnant vegetation. - The possibility of reusing treated waste water on land and the adequacy of proposed waste water disposal options. - Whether adequate provision has been made to incorporate vegetated buffer areas to protect watercourses, foreshores or other environmentally sensitive areas where new development is proposed. - The adequacy of planned waste water disposal options.	- The matters for consideration are addressed in Appendix J and summarised in the EAR at Section 7.4. - The proposed closed loop system will result in no industrial wastewater being discharged into the sewer system. - The treated wastewater will be reused on site where possible.

Table 2 – State Environmental Planning Policy (Infrastructure) 2007

Section	Requirement	Proposal
Clause 85 Development immediately adjacent to rail corridors	(1) This clause applies to development on land that is in or immediately adjacent to a rail corridor, if the development: (a) is likely to have an adverse effect on rail safety, or (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or (c) involves the use of a crane in air space above any rail corridor.	▪ The proposed development is immediately adjacent to a rail corridor but does not trigger subclauses (a) (b) or (c). Therefore Clause 85 does not apply.
Clause 86 Excavation in, above or adjacent to rail corridors	(1) This clause applies to development (other than development to which clause 88 applies) that involves the penetration of ground to a depth of at least 2m below ground level (existing) on land: (a) within or above a rail corridor, or (b) within 25m (measured horizontally) of a rail corridor. or (c) within 25m (measured horizontally) of the ground directly above an underground rail corridor.	▪ The proposed development involves excavation. However, it is not within 25m of the rail corridor. Therefore Clause 86 does not apply.
Clause 104 Traffic generating development	(1) This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves: (b) an enlargement or extension of existing premises, being an alteration or addition of the <i>relevant size or capacity</i>.	▪ The proposed development is an enlargement of an existing premises.
Schedule 3 Traffic generating development to be referred to the RTA <i>Column 1</i> <i>Column 2</i> Industry 20,000m² in area		▪ The proposed development is over 20,000m² and will be referred to the RTA.

Table 3 – State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP Clause	Requirement	Proposal
Clause 7(1)A	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 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 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.	▪ A review of the Phase I and II assessments is located at Appendix K and summarised in Section 7.6. The report concludes that the site is suitable for the continued use of the land for industrial purposes.

Table 4 – State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)

SEPP Clause	Requirement	Proposal
Schedule 1 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? (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?	▪ All signage is for business identification purposes and is compatible with the industrial character of the locality. ▪ Existing signage in the area has no consistent theme. The proposal will provide quality contemporary signs consistent with the refurbished design of the building. ▪ The signage is not located in the proximity of any Special Area.

SEPP Clause	Requirement	Proposal
	(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?	- The signs are either contained within the building façade or of a size that do not compromise important views, dominate the skyline, or reduce the quality of vistas. - The signage is for the subject site only and therefore does not impact on any other advertising.
	(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? - Does the proposal protrude above buildings, structures or tree canopies in the area or locality? - Does the proposal require ongoing vegetation management?	- The proposed development is over 4ha. The size of the are at an appropriate scale and in proportion to the size of the proposed facility. - By breaking up the large building façade, the main sign adds interest to the front facade and contributes to the visual interest of the streetscape. Smaller signs are for identification purposes only. - The proposal does not screen any unsightliness. - There is no existing advertising to rationalise. - The proposal does not protrude above any buildings, structures or tree canopies in the locality, nor will it require any ongoing vegetation management.
	(5) Site and building - Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? - 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?	- At the front façade the proposed development is over 46m long and 12.3 meters high. Therefore the scale of the signage is in proportion with the building. - The design of the signage is intended as an important design feature as it adds visual interest to and breaks up the length of the façade of an industrial building. The typographic is intended to represent the printing activities at the site (see Sections 4.15 and Appendix D).

SEPP Clause	Requirement	Proposal
	(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?	No devices, platforms or lighting devices or logos are required for the signage. Parapet mounted picture lights will be used to illuminate the wall mounted sign.
	(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 proposed signage illumination will not result in unacceptable glare, present any safety issues or reduce the amenity of any residences. The signs are well within the site and illumination is directed inward - All display lighting will be extinguished at 10pm.
	(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 pedestrians, particularly children, by obscuring sightlines from public areas?	The signs are located within the site and not in the public domain. Their size and location will not reduce the safety of any vehicles, pedestrian or cyclists.

Table 5 – Liverpool Local Environmental Plan 2008

Section	Requirement	Proposal
Land Use Table	Zone IN1 General Industrial (1) Objectives of zone: To provide a wide range of industrial and warehouse land uses. To encourage employment opportunities. To minimise any adverse effect of industry on other land uses. To particularly encourage research and development industries by prohibiting land uses that are typically unsightly or unpleasant. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	- The proposed development is consistent with the IN1 zone objectives as it will - retain the site for industrial uses; - encourage employment; and - have minimal adverse impacts on other land uses.
	(3) Permitted with consent: ...Industries...	Development for the purposes of Industries is permissible with development consent in the IN1 General Industrial zone.
Clause 21 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Subject Site: 15 Metres	The high point of the proposed building is 14.6m.

Table 6 – Draft Liverpool Development Control Plan 2008

Section	Requirement	Proposal
Part 1.1		
3.2 Car Parking Provision and Service Facilities by Land Use	Disabled Car Parking Provision 1 per 100 spaces Retail, Commercial, Industry or Transport A minimum of 2 disabled spaces is required. Car Parking, Servicing and Loading Provision 1 space per 35m ² of office GFA PLUS 1 space per 75m ² factory/warehouse GFA OR 1 space per 2 employees, whichever is the greater.	4 disabled spaces are proposed. - Based on the formula, the minimum number of parking spaces is 205. 150 car spaces are proposed. The developments non compliance is justified in Appendix M and Section 7.8 of the report.

Section	Requirement	Proposal
	Service and Loading Developments of GFA > 1000m ² require occasional access for an articulated vehicle	▪ The proposal provides access for articulated vehicles.
Part 1.2		
8.4 Signage Controls in Zones	4. For single user development, additional company identification sign is permissible at the rate of not exceeding 1sqm of advertising area per 3m of street frontage or a maximum of 50sqm whichever is the less. (Corner lots will be assessed on the length of the main presentation frontage of the building only.) 7. Sign exceeding 50sqm in area will be dealt with on individual merits.	▪ The two additional company identification signs do not exceed the permissible size for additional signage. ▪ Noted. One sign painted on to the front façade of the building exceeds the 50 sqm limit. This graphic is intended to unify the building, add interest and complement the modernised façade. It is intended to represent the printing activities at the site and is one of several visual devices referencing the printing business. The size of the graphic is well in proportion with the rest of the front façade, being less than 20% of the total length of the building. The sign is not visually intrusive, is contained within the structure of the front facade of the building and is consistent with the industrial character of the locality. This graphic is intended to unify the building, add interest and complement the modernised façade. It is intended to represent the printing activities at the site and is one of several visual devices referencing the printing business. The size of the graphic is well in proportion with the rest of the front façade, being less than 20% of the total length of the building. The sign is not visually intrusive, is contained within the structure of the front facade of the building and is consistent with the industrial character of the locality.
Part 7		
3. Site Planning	▪ Where possible, site planning allows for the retention of significant trees and vegetation, particularly near the street frontage.	▪ The proposed development will necessitate the removal of 48 trees - the majority are <i>Melaleuca decora</i> which fall within the footprint of the proposed warehouse or the flood storage basin. The proponent will replace every tree removed on a like for like basis.

Section	Requirement	Proposal
	The development must be designed around the site attributes such as slope, existing vegetation and land capability	A consideration of the site attributes and how the proposal has responded to them is located in the Architectural Design Statement at Appendix D.
4. Setbacks	- Minimum Street frontage setbacks - Primary Street setback: (Ground Floor): 10m (Second Floor): 7.5m - Secondary Street setback: 3m	- A setback in excess of 10m has been provided to the Priddle Street frontage. - A setback in excess of 3m has been provided to the Scrivener Street frontage.
5. Landscaping	<i>Objective</i> - To ensure buildings do not adversely dominate the streetscape environment of industrial areas. <i>Control</i> - A development on an allotment greater than 4000m² must provide a landscaped area along the primary and secondary frontages of 10m in width.	- The landscaped area of 10m has been provided to address the Priddle Street frontage. - A 5m wide landscaped area is proposed along the Scrivener Street frontage. This non compliance is considered acceptable as: - the building is set back in excess of 10 metres and will therefore not adversely dominate the streetscape - the provision for the perimeter road in the landscaped area is necessary to provide access to the car park and as a compensatory storage flood management device. - Scrivener Street is a secondary street and the adjacent properties are also industrial uses which will not be adversely affected by the loss of landscaped area.
6. Building Design, Streetscape and Layout	Facade treatment - The facades to a development must adopt a contemporary architectural appearance. - A development must use architectural elements to articulate facades, and minimise large expanses of blank walls. Architectural elements may include but not be limited to: - Defining the base, middle, or top of a building using different materials and colours. - Incorporating horizontal or vertical elements such as recessed walls or banding. - Defining the window openings, fenestration, building entrances, and doors.	The new warehouse, the refurbished existing office area and the existing warehouses are to be unified with a new façade along the Priddle Street frontage of the site. As illustrated in the architectural drawings prepared by Architect Vaughn lane at Appendix D and described in the Design Statement at Appendix D, the design intent is to unify a series of visually disconnected building along the northern elevation to create a cohesive whole.

Section	Requirement	Proposal
	- Using roof forms and parapets to create an interesting skyline. - Using sun shading devices. - Incorporating public art work. - Using a variation of unit designs in a building complex. - Any other architectural feature to the satisfaction of Council. ▪ Where a development proposes a portal frame or similar construction, Council does not permit the “stepping” of the parapet to follow the line of the portal frame. ▪ The street facade of a development on a corner allotment must incorporate architectural corner features to add visual interest to the streetscape.	
	Materials and Colours ▪ Glazing shall not exceed reflectivity of 20%. ▪ A development must use: - Quality materials such as brick, glass, and steel to construct the facades to a development. - Masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units.	▪ The proposed building will not contain glazing with a reflectivity in excess of 20%. ▪ The materials used are shown on the Schedule of Materials shown on Drawing A204 at Appendix D.
	Building Design ▪ The front door to a building should face the street. ▪ The administration office or showroom must be located at the front of the building. ▪ Windows on the upper floors of a building must, where possible, overlook the street. ▪ The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building. ▪ Blank walls addressing the street frontage and other public places should be avoided. ▪ Open style or transparent materials are encouraged on doors and/or walls of lifts and stairwells, where fire safety requirements allow. ▪ Waiting areas and entries to lifts and stairwells should be close to areas of active use and be visible from building entrances. ▪ Driveways must provide adequate sight distance for the safety of pedestrians using the	▪ The proposed development is consistent with all the building design requirements. ▪ The consideration and merits of the building design controls is located in the Architectural Design Statement at Appendix D.

Section	Requirement	Proposal
	footpath area. ▪ Pathways should provide direct access and any edgework should be low in height or not reduce visibility of the pathway. ▪ Entry to basement parking areas should be through security access via the main building. This access should be fitted with a one way door (allowing for fire safety provisions) and allow only authorised access from the foyer into the basement.	
	Lighting ▪ Lighting must be provided to the external entry path, common lobby, driveway, and car park to a building using vandal resistant, high mounted light fixtures. ▪ The lighting in a car park must conform to AS 1158.1, 1680, and 2890.1. ▪ External lighting to an industrial development must give consideration to the impact of glare on the amenity of adjoining residents.	▪ The proposed development is consistent with all the lighting requirements. ▪ The details of the proposed lighting are located at Section 4.15 or the EA Report.
	Service Areas Service areas including waste, recycling areas and external storage areas are to be located away from principal street frontages and screened from view.	▪ The service areas are located away from the principal street frontage.
7. Landscaping and Fencing	Trees ▪ Trees must be planted in the landscape area at a minimum rate of 1 tree per 30 sqm of the landscape area. ▪ The trees must be capable of achieving a mature height greater than 8 m. ▪ Where trees are planted around high use facilities such as car parking areas and walkways, they should have clean trunks to height of 1.8m. ▪ Large trees and shrubs should not be located so they can be used to access buildings on the site or adjoining properties.	▪ Over 100 trees are to be planted on the site – more than replacing the number to be removed ▪ The landscape plan and statement detailing the proposed on site landscaping are located at Appendix E and summarised in Section 4.14 of the EAR.
	Fences ▪ Solid front fences must have a maximum height of 1.2 m. ▪ Front fences in excess of 1.2 m shall consist of the following: - Maximum height of 2 m. - Transparent.	▪ The existing fencing will be retained.

Section	Requirement	Proposal
8. Parking and Access	- Dark colour.	
	■ The layout of driveways to loading docks must enable heavy vehicles to: - Enter and exit the site in a forward direction. - Park within designated loading areas. - When possible, loading docks are to be located in areas that: - Are not exposed to public streets. - Are generally separate from and do not interfere with car parking areas. ■ Car parking areas are to be landscaped to provide shade and reduce the visual impact of parked cars. ■ Provide a 2.5 m wide landscape bay between every 6 - 8 car spaces.	■ An assessment of the parking and access arrangement is located at Appendix M and summarised in the EAR at Section 4.13. ■ The layout of the car park areas is generally in accordance with the requirements of Australian Standard AS2890.1 (2004). ■ The proposed landscape plans are located at Appendix E. ■ A 3m landscape bay is proposed between every 8 spaces.
9. Amenity and Environmental Impact	Hours of Operation Development which would have an adverse impact on adjoining or nearby residential areas will be limited to 7 am to 6 pm Monday to Friday and 7 am to 12 pm on Saturday and no work to be undertaken on Sundays.	■ The Acoustical Assessment located at Appendix L demonstrates that the proposal will have no adverse impacts on nearby residential areas and therefore does not have any restriction on the proposed hours of operation.
10. Site Services	Waste Management Owners are to provide their own waste management services. These facilities will vary depending on the needs of the site. Any waste management equipment must not be visible from the street. Waste bins must be provided in a designated area that is easily and safely accessible for workers.	■ A waste management plan is located at Appendix S. The plan is in accordance with the DCP controls for waste management.