



APPENDIX B MANDATORY CONSIDERATIONS TABLE

Table 1 Mandatory Considerations Table

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
Environmental Planning and Assessment Act 1979			
Section 1.3	<p><i>(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i></p> <p><i>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i></p> <p><i>(c) to promote the orderly and economic use and development of land,</i></p> <p><i>(d) to promote the delivery and maintenance of affordable housing,</i></p> <p><i>(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i></p>		Refer to Section 4 of the EIS.

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</p> <p>(g) to promote good design and amenity of the built environment,</p> <p>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</p> <p>(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</p> <p>(j) to provide increased opportunity for community participation in environmental planning and assessment</p>		
Section 4.15	<p>Relevant environmental planning instruments include:</p> <ul style="list-style-type: none"> ▪ <i>State Environmental Planning Policy (State and Regional Development) 2011</i> ▪ <i>State Environmental Planning Policy (Infrastructure) 2007</i> ▪ <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i> ▪ <i>State Environmental Planning Policy (Western Sydney Aerotropolis) 2020</i> 	State Environmental Planning Instruments have been assessed.	Refer to Section 4 of the EIS.

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<ul style="list-style-type: none"> ▪ <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i> ▪ <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> ▪ <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i> 		
	There are no relevant draft environmental planning instruments.	Not applicable.	
	Relevant planning agreement or draft planning agreement	Arrangements are being agreed for the provision of public utility infrastructure services to the Mamre Road Precinct more broadly and the subject estate specifically. A VPA will be entered into for the funding and provision of these services if required.	
	Section 6 and Section 7 of Part 3 in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	This EIS has been prepared in accordance with Sections 6 and 7, Part 3 in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development including the environmental impacts on the natural and built environments, and social an economic impact on the locality are assessed in detail within the EIS.	
	The suitability of the site for the development.	The suitability of the site for the proposed development is demonstrated in the EIS.	
	Any submissions made.	Submissions will be considered following exhibition of the application.	

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	The public interest.	<p>The proposed development is compliant with the relevant planning instruments and controls applying to the site.</p> <p>The proposal will not create any adverse significant social, economic or environmental impacts which cannot be mitigated via the proposed mitigation measures in this application.</p> <p>The project represents an opportunity to realise the vision of the Mamre Road Precinct and create jobs within Western Sydney.</p>	
<i>Environmental Planning and Assessment Regulation 2000</i>			
Schedule 2	Schedule 2 of the EP&A Reg provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared to address the requirements of Schedule 2 of the EP&A Reg and the SEARs.	<i>Refer to Section 4 of the EIS.</i>
<i>Heritage Act 1997</i>			
		The SEARs requires the preparation of an ACHAR to accompany this EIS. The ACHA prepared of the SSDA includes consultation with the Registered Aboriginal Parties (RAPs) and archaeological test digs on site. The ACHA did not identify any items of aboriginal cultural heritage significance within the investigation area of the site. As such, it is considered that the proposal is unlikely to have any impact on aboriginal heritage.	<p><i>Refer to Section 4 of the EIS for assessment against the Heritage Act 1977.</i></p> <p><i>Refer to Section 6.5.1 of the EIS and Appendix U for Aboriginal Cultural Heritage</i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
			<p><i>Assessment Report.</i></p> <p><i>Refer to Section 6.2.13 of the EIS and Appendix W for Heritage Impact Statement.</i></p>
Mandatory relevant considerations under the EPBC Act and BC Act			
<p>Clause 3 – EPBC Act</p> <p>Clause 3A</p>	<p>Relevant objects of the EPBC act:</p> <p>(a) to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and</p> <p>(b) to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and</p> <p>(c) to promote the conservation of biodiversity; and</p> <p>(d) to provide for the protection and conservation of heritage; and</p> <p>(e) to promote a co-operative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples; and</p>	<p>An assessment against the relevant considerations of the EPBC Act are required to be undertaken as part of the SSD.</p>	<p><i>Refer to Section 4 of the EIS.</i></p> <p><i>Refer to Section 6.1.2 and Appendix R for Biodiversity Development Assessment Report.</i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(f) to assist in the co-operative implementation of Australia's international environmental responsibilities; and</p> <p>(g) to recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and</p> <p>(h) to promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in co-operation with, the owners of the knowledge.</p> <p>3A Principles of ecologically sustainable development</p>		
Section 7.9 – BC Act	Requires all SSD applications for Development Consent to be accompanied by a BDAR unless both the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. A waiver has not been sought for the Project, and therefore a BDAR is required to accompany the EIS.	The SEARs require the preparation of a BDAR as the proposal seeks to remove vegetation and impact on biodiversity values at the site.	
<i>State Environmental Planning policy (State and Regional Development) 2011</i>			
Clause 8(1b)	Development is declared to be State significant development for the purposes of the Act if the development is specified in Schedule 1 or 2.	The proposed development is identified within Clause 11 and 12 of Schedule 1, specifically the development involves:	<i>Refer to Section 4 of the EIS.</i>

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		<p>Development that has a capital investment value of more than \$30 million for the purpose of <i>other manufacturing industries</i> (clause 11); and</p> <p>Development that has a capital investment value of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.</p> <p>The proposed development has a CIV of \$170,880,390 and involves development for the purpose of other manufacturing industries and/or warehouse or distribution centres.</p>	
<i>State Environmental Planning Policy (Infrastructure) 2007</i>			
Schedule 3	Schedule 3 – Traffic-generating development to be referred to Transport for NSW establishes thresholds for development requiring referral to TfNSW.	The SSD includes warehouse or distribution centres with a site area greater than 8,000m ² and industry with a site area greater than 5,000m ² with access to Mamre Road (classified road).	<i>Refer to Section 4 of the EIS.</i>
<i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>			
Clause 11	The site is zoned IN1 – General Industrial and part E2 – Environmental Conservation.	<p>The site is zoned IN1 – General Industrial.</p> <p>Industries (other than offensive or hazardous industries) and Warehouse or distribution centres are permissible in the IN1 zone. The proposed development is consistent with the objectives of the zone, including:</p> <ul style="list-style-type: none"> ▪ To facilitate a wide range of employment-generating development including industrial, 	<i>Refer to Section 4 and Section 6.1.7 of the EIS.</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
		<p>manufacturing, warehousing, storage and research uses and ancillary office space.</p> <ul style="list-style-type: none"> ▪ To minimise any adverse effect of industry on other land uses. ▪ To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment. <p>The zoning maps identify a portion of E2 – Environmental Conservation land that transverses the eastern part of the site. Clause 33A <i>Development near zone boundaries</i> allows a 20-metre flexibility for land zoned adjacent to E2 Environmental Conservation zone.</p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> ▪ Rely on clause 4.38(3) of the EP&A Act to seek consent for industrial purposes across the majority of the E2 Environmental Conservation zoned land on its site, being a corridor 40m wide running east-west. ▪ Rely on Clause 33A of the WSEA SEPP to allow for the removal of the 40m E2 Environmental Conservation zone (i.e. applying the 20m distance from both the eastern and western sides of the E2 Environmental Conservation zone), and simultaneously; ▪ Seek consent to construct a new, realigned, corridor connecting the ‘ground-truthed’ 25m wide ecological corridor which will connect with the wider E2 Environmental zone corridor. <p>The new realigned E2 Environmental Conservation zone is consistent with the following</p>	

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		<p>objectives of the E2 zone as demonstrated in Section 6.1.7 of the EIS.</p> <ul style="list-style-type: none"> ▪ To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. ▪ To prevent development that could destroy, damage or otherwise have an adverse effect on those values. <p>As such, the proposed development is permissible with consent.</p>	
Clause 14	Land to which this Policy applies may be subdivided, but only with consent.	Consent is sought for subdivision of the site into four allotments.	<i>Refer to Section 3.2.6 of the EIS.</i>
Clause 15A	The demolition of a building or work may be carried out only with development consent.	Consent is sought for demolition of existing structures.	<i>Refer to Section 3.2.6 of the EIS.</i>
Clause 18	<p>Requirement for development control plans:</p> <p>Except in such cases as the Secretary may determine by notice in writing to the consent authority or as provided by clause 19, the consent authority must not grant consent to development on any land to which this Policy applies unless a development control plan has been prepared for that land.</p>	Clause 11 of the SRD SEPP excludes the application of DCPs to SSD. The SEARs require the proposal to be assessed against the Draft Mamre Road Precinct DCP. The proposed development has been assessed against the Draft Mamre Road Precinct DCP. Where there are non-compliances, an alternative solution is provided.	<p><i>Refer to Section 4 of the EIS.</i></p> <p><i>Refer to Appendix E for an assessment of the proposal against the Draft Mamre Road Precinct DCP.</i></p>
Clause 20	<p>The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that the development contains measures designed to minimise—</p> <p>(a) the consumption of potable water, and</p>	The proposed development has been designed to minimise the consumption of potable water and greenhouse gas emissions.	<i>Refer to Section 6.2.8 and Appendix HH for EDS and Greenhouse Gas Assessment.</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	(b) greenhouse gas emissions.		
Clause 21	<p>The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that:</p> <p>(a) building heights will not adversely impact on the amenity of adjacent residential areas, and</p> <p>(b) site topography has been taken into consideration.</p>	<p>Building heights proposed for the YLE have been established in consideration of the needs of current and emerging industrial development typologies and the potential visual impacts of the proposed YLE development.</p> <p>The proposed building height of the YLE does not exceed 14.6m from RL. This is consistent with similar industrial estates across the Western Sydney Employment Area. In addition, detailed visual analysis has been undertaken to understand the likely impacts of the site to the surrounding area. This analysis identifies the level of impact and provide mitigation measures to minimise its impact.</p>	<p><i>Refer to Section 6.1.3 and Appendix J for Urban Design Report and Visual Impact Assessment.</i></p>
Clause 22	<p>The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that adequate arrangements will be made to connect the roof areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Secretary.</p>	<p>Rainwater tanks have been provided within the proposed development.</p>	<p>Refer to Section 6.1.6 and Appendix L for Civil Engineering Report and Water Cycle Management Strategy.</p>
Clause 23	<p>Applies to development within 250m of residential land and establishes design requirements to mitigate development impacts.</p>	<p>The site is located more than 250m away from residential land.</p>	
Clause 24	<p>The consent authority must not grant consent to the carrying out of development involving the</p>	<p>Consent is sought for subdivision of the site into three allotments.</p>	<p>Refer to Section 3.2.6 of the EIS.</p>

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	<p>subdivision of land unless it has considered the following:</p> <p>(a) the implications of the fragmentation of large lots of land,</p> <p>(b) whether the subdivision will affect the supply of land for employment purposes,</p> <p>(c) whether the subdivision will preclude other lots of land to which this Policy applies from having reasonable access to roads and services.</p>		
Clause 25	The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.	Arrangements are being agreed for the provision of public utility infrastructure services to the Mamre Road Precinct more broadly and the subject estate specifically. A VPA will be entered into for the funding and provision of these services if required.	<i>Refer to Section 6.2.1 and Appendix X for Services Infrastructure Assessment.</i>
Clause 26	Addresses development on or in the vicinity of proposed transport infrastructure routes and requires that the consent authority refers to the Director-General of the DPIE to comment on the compatibility of the development as it relates to the proposed transport infrastructure route.	The proposed development has been designed in conjunction with ongoing discussions with Transport for NSW and DPIE on the upgrade of Mamre Road, the delivery of an intermodal terminal within the Mamre Road Precinct, and the overall Precinct-wide Road Structure Plan. This feedback has been incorporated into the final design of the Concept Masterplan, which provides for a north-south trunk road and accommodates land for a potential integrated freight route to be constructed by a future intermodal terminal operator.	<i>Refer to Section 6.1.1 of the EIS.</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
Clause 29	Provides that the consent authority must not consent to development on land identified on the 'Industrial Release Area Map' unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of regional transport infrastructure and services (including the Erskine Park Link Road Network) in relation to the land.	<p>The site is identified on the Industrial Release Area Map. The requirement for regional infrastructure contributions will be satisfied via a monetary contribution in accordance with the satisfactory arrangement requirement for the WSEA and contribution to <i>Penrith Section 7.11 Contribution Plan</i> for the provision of infrastructure and services.</p> <p>The proposed infrastructure contributions will be at the existing WSEA rate.</p> <p>Local contributions to infrastructure include the construction of local roads that will be dedicated to Council.</p>	<i>Refer to Section 4 of the EIS.</i>
Clause 31	<p>Establishes design principles for development which the consent authority must consider in determining a development application.</p> <p>(a) the development is of a high quality design, and</p> <p>(b) a variety of materials and external finishes for the external facades are incorporated, and</p> <p>(c) high quality landscaping is provided, and</p> <p>(d) the scale and character of the development is compatible with other employment-generating development in the precinct concerned.</p>	<p>The proposed proposed development provides:</p> <ul style="list-style-type: none"> ▪ High quality design; ▪ A variety of material and external finishes for external facades; ▪ High quality landscaping; and ▪ A scale and character which is compatible with other employment-generating development in the Mamre Road Precinct. 	<i>Refer to Section 6.1.3 and Appendix H for <i>Design Statement</i>.</i>
Clause 33A	Provides that consent may be granted to development of land within land zoned E2 Environmental Conservation, within 20m of the	The proposal seeks to relocate the existing 40m E2 Environmental Conservation zone by utilising the statutory pathway established under Clause	<i>Refer to Section 4 of the EIS.</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>boundary between that E2 zone and another zone, for a purpose permissible in that other zone, if</p> <p>(a) the development is not inconsistent with the objectives for development in both zones, and</p> <p>(b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.</p>	<p>33A and maintains consistency with the zone objectives.</p>	<p><i>Refer to Section 6.1.7 and Appendix S for Riparian Lands Assessment.</i></p>
<p>Clause 33B</p>	<p>Concurrence to Transport for NSW (TfNSW) is required for any development within the Mamre Road Precinct that has a capital investment value of over \$200,000. TfNSW is required to consider the likely effect of development on:</p> <ul style="list-style-type: none"> ▪ The compatibility of the proposed development with the delivery of an integrated freight network, including the use of fire access roads and connection to fire access roads to adjoining land, and ▪ The operation of an integrated freight network, including whether the development is likely to impede access to or from the integrated freight network, and ▪ The practicability and cost of carrying out transport projects on land in the future. 	<p>The proposed development has been designed in order to ensure access to and from the site will be compatible with the delivery and operation of an integrated freight network.</p>	<p><i>Refer to Section 6.1.6 and Appendix V for Transport Management and Accessibility Plan.</i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
Clause 33D	Relates to development in areas subject to aircraft noise.	The site is located in an area subject to aircraft noise. The proposed development satisfies this clause as it is not a sensitive development and would not have any adverse impacts to Airport operations.	<i>Refer to Section 6.2.9 and Appendix GG for Aeronautical Impact Assessment.</i>
Clause 33E	Aims to provide for the effective and ongoing operation of the Airport by ensuring that airspace operation is not compromised by development that penetrates the prescribed airspace and to protect the community from undue risk from that operation.	The proposed development does not impact on future airport operations at the Western Sydney Airport.	<i>Refer to Section 6.2.9 and Appendix GG for Aeronautical Impact Assessment.</i>
Clause 33F	Requires the consent authority to be satisfied that the proposed development will not attract birds or animals of a kind and in numbers that are likely to increase the hazards of operating an aircraft prior to granting consent.	The proposed development will not attract birds or animals of a kind and in numbers that are likely to increase the hazards of operating an aircraft.	<i>Refer to Section 6.2.9 and Appendix GG for Aeronautical Impact Assessment.</i>
Clause 33G	Requires the consent authority to be satisfied recycled water from a recycling facility will be provided to the development where a site is serviced by a water recycling facility or a future facility once it becomes operational.	The proposed development introduces various sustainability measures across the YLE.	<i>Refer to Section 6.2.1 and Appendix X for Infrastructure Services Assessment.</i>
Clause 33H	Before granting development consent for earthworks, the consent authority must consider the following matters: (a) the likely disruption of, or detrimental effect on, existing drainage patterns and soil stability in the locality,	A cut and fill strategy are proposed to accommodate the future development. The proposed earthworks do not affect the surrounding topography with appropriate erosion and sediment control measures to be incorporated during	<i>Refer to Section 3.2.5 and Appendix L for Civil Report and Water Cycle</i>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of fill material and the destination of excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on a waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,</p> <p>(i) the proximity to and potential for adverse impacts on a heritage item, an archaeological site, or a heritage conservation area,</p> <p>(j) the visual impact of earthworks as viewed from the waterways.</p>	<p>construction and stormwater designs to minimise runoff from the site.</p>	<p><i>Management Strategy.</i></p> <p><i>Refer to Section 6.1.3 and Appendix J for Urban Design Report and Visual Impact Assessment.</i></p>
<p>Clause 33I</p>	<p>Establishes requirement for consent authority to consider prior for development on flood prone land prior to granting consent, including:</p>	<p>Part of the site is flood affected, a detailed flood study has been undertaken accordingly. Flood risk can be managed on the site with appropriate measures to ensure no negative cumulative</p>	<p><i>Refer to Section 6.2.10 and Appendix L for Civil Engineering Report and Water</i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(a) the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(b) the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain, and</p> <p>(c) the development will enable safe occupation of the flood prone land, and</p> <p>(d) the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse, and</p> <p>(e) the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding, and</p> <p>(f) the development is compatible with the flow conveyance function of the floodway, and</p> <p>(g) the development is compatible with the flood hazard, and</p> <p>(h) in the case of development consisting of the excavation or filling of land, the development—</p> <p>(i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and</p>	<p>impacts will affect upstream or downstream properties.</p>	<p><i>Cycle Management Strategy.</i></p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	(ii) will adversely impact or alter flood behaviour.		
Clause 33K	A person must not clear native vegetation on land in Zone E2 Environmental Conservation or Zone RE1 Public Recreation without development consent.	Development consent is sought for the removal of 2.21ha native vegetation across the site which has been assessed and is identified as poor quality.	<i>Refer to Section 6.1.2 and Appendix R for Biodiversity Development Assessment Report.</i>
Clause 33L	<p>A consent authority must consider the following prior to granting consent for any development:</p> <p>(a) water sensitive design principles are incorporated into the design of the development, and</p> <p>(b) riparian, stormwater and flooding measures are integrated, and</p> <p>(c) the stormwater management system includes all reasonable management actions to avoid adverse impacts on the land to which the development is to be carried out, adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems, and</p> <p>(d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, riparian land, native bushland, waterways,</p>	The proposal integrates a water cycle management strategy and has been assessed in terms of stormwater, water quality and water sensitive urban design. The proposed stormwater management approach and resultant water quality and WSUD meets the requirements of this clause.	<i>Refer to Section 6.2.10 and Appendix L for Civil Engineering Report and Water Cycle Management Strategy.</i>

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	<p>groundwater dependent ecosystems and groundwater systems, and</p> <p>(e) the development will have an adverse impact on—</p> <p>(i) the water quality or quantity in a waterway, including the water entering the waterway, and</p> <p>(ii) the natural flow regime, including groundwater flows to a waterway, and</p> <p>(iii) the aquatic environment and riparian land (including aquatic and riparian species, communities, populations and habitats), and</p> <p>(iv) the stability of the bed, banks and shore of a waterway, and</p> <p>(f) the development includes measures to retain, rehabilitate and restore riparian land.</p>		
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020			
	<p>The State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 applies to the site for the purpose of aligning strategic objectives and the Western Sydney Aerotropolis Plan to the site, however, doesn't inform the land zoning.</p>		<p><i>Refer to Section 4 of the EIS.</i></p>
State Environmental Planning Policy No.33 – Hazardous and Offensive Development			
	<p>Requires the consent authority to consider whether an industrial proposal is a potentially hazardous or a potentially offensive industry. In</p>	<p>The proposal is for a warehouse and distribution centre which is intended for freight and logistics. For this reason, the proposed development and</p>	<p><i>Refer to Section 6.2.6 and Appendix EE for</i></p>

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	<p>doing so, the consent authority must consider the specific characteristics and circumstances of the development, its location and the way in which the proposed activity is to be carried out. Any application to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA).</p>	<p>use is not deemed as potentially hazardous or potentially offensive development.</p>	<p><i>SEPP 33 Hazard Analysis.</i></p>
<p>State Environmental Planning Policy No.55 – Remediation of Land</p>			
	<p>State Environmental Planning Policy No.55 – Remediation of Land states that land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.</p>	<p>The proposed development would result in a change of use of the land and would introduce new development to the site. Contamination findings are discussed in the EIS. A Remediation Action Plan has been prepared that confirms the site is able to be remediated to suit the intended development purpose.</p>	
<p>State Environmental Planning Policy No. 64 – Advertising and Signage</p>			
<p>Clause 8</p>	<p>A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:</p> <p>(a) that the signage is consistent with the objectives of this Policy as set out in clause 3(1)(a); and</p> <p>(b) that the signage, subject of the application, satisfies the assessment criteria specified in Schedule 1.</p>	<p>The SSDA seeks approval for a total of 3 building identification signs as well as Estate and Lot wayfinding signs.</p> <p>The proposed signage has been designed to a high standard, in order to achieve a well-presented building identification. The proposed size and scale of the signs are not visually dominant and form part of the overall building design.</p>	<p><i>Refer to Section 4 of the EIS.</i></p>

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Draft Cumberland Plain Conservation Plan			
	The Draft Cumberland Plain Conservation Plan (Draft CPCP) seeks to biodiversity certified land across Western Sydney to offset the impacts of urban development. The CPCP identifies bio certified and non-bio certified land across.	The majority of the site is identified as bio certified except the existing E2 Environmental Conservation zone which is non-certified. Discussions with the DPIE CPCP team have confirmed that the existing corridor will remain identified as non-certified, and the realigned corridor will be identified as certified urban capable land. This will be resolved as a future amendment to the mapping of the Final CPCP.	Refer to Section 4 of the EIS. Refer to Section 6.1.2 and Appendix R for Biodiversity Development Assessment Report.
Draft Mamre Road Precinct Development Control Plan			
	Guides development in the Mamre Road Precinct.	The SEARs require consideration to be given to the Draft Mamre Road Precinct Development Control Plan as exhibited.	Refer to Section 4 of the EIS. Refer to Appendix D for an assessment of the SSD against the Draft Mamre Road Precinct DCP.