



Appendix B Statutory Compliance Table

The following table has been prepared to assess the proposal against the relevant statutory requirements.

Table 1 Statutory Compliance Table

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
Environmental Planning and Assessment Act 1979			
Section 1.3 Objects of Act	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	The proposed development seeks to promote the efficient management and conservations of the natural resources present on site. The developable footprint is limited to the ENT zone.	Throughout EIS
	to promote the supply, delivery and maintenance of housing, including affordable housing,	Not relevant	NA
	to promote productivity through the development and management of the State and its resources,	The proposed development will stimulate development within the Western Sydney Aerotropolis which will promote productivity and development of this precinct.	Throughout EIS
	to protect the environment, including the conservation of threatened species of native animals and plants and ecological communities and their habitats,	The proposed development footprint is limited to the ENT zoned land. Biodiversity studies and assessments have been undertaken to ensure no adverse impacts to the environment will be generated.	Throughout EIS
	to promote resilience to climate change and natural disasters through adaptation, mitigation, preparedness and prevention,	The proposed development has considered resilience and adaptation in its design to ensure it can address climate change and natural disasters.	Throughout EIS
	to promote the sustainable management of built and cultural heritage, including Aboriginal cultural heritage,	No adverse impacts to known heritage and archaeological items will occur under the proposal. Heritage and Aboriginal Cultural Heritage studies have been undertaken to support the proposal.	Throughout EIS Appendix F Appendix EE
	to promote good design, amenity and the proper construction and maintenance of built environments, including the protection of the health and safety of the occupants of buildings,	The proposal has been architecturally designed to achieve a high quality, modern industrial warehouse. The design has positively responded to the comments and recommendations of the SDRP and considers the amenity of workers and visitors to achieve good design.	Throughout EIS
	to provide opportunities for participation in environmental planning and assessment,	The project has undertaken significant engagement with community stakeholders as part of the pre-lodgement process. Further opportunities will be afforded to the community to provide feedback as part of the public exhibition process.	Section 5 of the EIS.
	to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	An ESD Report has been prepared to accompany the application and demonstrate the sustainability measures incorporated into the proposal.	Throughout EIS Appendix T
	to promote a proportionate and risk-based approach to environmental planning and assessment,	The proposal will promote a risk-based approach to planning and assessment.	Throughout EIS
	to promote the orderly and economic use and development of land.	The proposal will promote the orderly and economic use of land.	Throughout EIS

Section 4.15	Relevant environmental planning instruments:	See detail below under State Environmental Planning Policies (SEPPs).	Section 4.1
	<i>Biodiversity Conservation Act 2016</i>		Appendix B
	<i>Rural Fires Act 1997</i> <i>Environmental Planning and Assessment Act 1979</i>		
	State Environmental Planning Policy (Planning Systems) 2021		
	State Environmental Planning Policy (Transport and Infrastructure) 2021		
	State Environmental Planning Policy (Biodiversity and Conservation) 2021		
	State Environmental Planning Policy (Industry and Employment) 2021		
	State Environmental Planning Policy (Resilience and Hazards) 2021		
	State Environmental Planning Policy (Biodiversity and Conservation) 2021		
	State Environmental Planning Policy (Precincts – Western Parkland City) 2021		
	State Environmental Planning Policy (Sustainable Buildings) 2022		
	Draft environmental planning instruments:	The draft Climate Change and Natural Hazards SEPP has been reviewed as part of this project. It is detailed in the following sections of the table.	NA
	Relevant planning agreement or draft planning agreement	Not applicable	NA
	Environmental Planning and Assessment Regulation 2021	This EIS has been prepared in accordance with the Regulations.	Throughout the EIS
	Development control plans: Western Sydney Aerotropolis Development Control Plan – Phase 2 (WSADCP 2022)	Clause 2.10 of the Planning Systems SEPP states that development control plans (whether made before or after the commencement of this policy) do not apply to SSD. Notwithstanding this, the SEARs for the project require consideration of the Aerotropolis DCP and as such an assessment has been undertaken of the proposal against the key development controls.	Table 2 below.
	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.	Section 6
	The suitability of the site for the development	The suitability of the site for the proposed development is demonstrated in the EIS	Section 7
	Any submissions made	Submissions will be considered following exhibition of the application.	N/A
	The public interest	The public interest is considered in the EIS	Section 7
Environmental Planning and Assessment Regulation 2021			
Part 3 Section 35	Section 35 provides additional requirements for development applications in certain areas of Sydney including the land in the Western Sydney Aerotropolis. The section requires that a person must not apply to a consent authority for development consent to carry out development on the following land unless the application is accompanied by an assessment of the consistency of the development with the relevant plan— In the Aerotropolis the relevant plans include: - Western Sydney Aerotropolis Plan (WSAP) and - Western Sydney Aerotropolis Precinct Plan	The proposed development is consistent with the WSAP and the Precinct Plan. An assessment of consistency against the Precinct Plan is included at Appendix C. The project is consistent with the strategic outcomes for the Badgerys Creek Precinct as outlined within the WSAP. This is addressed in Section 2.5 of the EIS. In summary, the strategic outcomes of the Badgerys Creek Precinct have been considered, as well as the Aerotropolis Planning Principles.	Throughout the EIS Appendix C
Part 4 Section 66	Section 66 requires that a development application for land shown on the land application map under the Precinct SEPP Chapter 4 must not be determined by the consent authority unless a contributions plan has been approved for the land to which the application relates.	The Liverpool Aerotropolis Contributions Plan applies to the site.	N/A
Part 8, Division 5	Part 8, Division 5 of the Regulations 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 Part 8, Division 5 of the Regulations and SEARs.	Appendix A

Biodiversity and Conservation Act 2016 and Biodiversity and Conservation Regulation 2017			
Section 7.14	The likely impact of the proposed development on biodiversity values as assessed in the Biodiversity Development Assessment Report (BDAR). The Minister for Planning may (but is not required to) further consider under that BC Act the likely impact of the proposed development on biodiversity values.	The SEARs include the requirement for the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act for any part of the development located on non-certified land, except where a waiver for preparation of a BDAR has been granted. A BDAR has been prepared to demonstrate that the proposed development will not significantly impact the terrestrial habitat connections present on site. The design of the proposal has ensured direct impacts are minimised to native vegetation and ecological communities.	Section 6.9 and Appendix M
Rural Fires Act 1997			
All of document	The site comprises Bushfire Prone Land. Vegetation Category 1 land is limited to a small area around the site's eastern boundary. The majority of the land is 'Vegetation Category 3'. The site also contains 'Vegetation Buffer' land.	A bushfire assessment has been prepared to assess the potential bushfire hazards in accordance with Planning for Bushfire Protection.	Appendix N
State Environmental Planning Policies			
State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)	Section 29 of Schedule 1 of the Planning Systems SEPP provides that development on land shown on the Land Application Map under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 chapter 4 that has an EDC of more than \$30 million and is not prohibited under the chapter or to which section 4.13A does not apply is classified as SSD.	The proposed works have an estimated EDC of \$108,017,934 (excl. GST), are located on land within the WSA Aerotropolis and is not subject to section 4.13A of the Western Parkland City SEPP. Accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.	Appendix U
State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)	Clause 3.11 of the R&H SEPP applies to any proposals which fall under the policy's definition of 'potentially hazardous industry' or 'potentially offensive industry'.	A Preliminary Risk Screening was undertaken to assess the storage of specific Dangerous Goods classes. The assessment confirms the development would not be classified as a hazardous or offensive industry, and accordingly complies with the SEPP.	Section 6.2 and Appendix CC
	Clause 4.6(1) states that land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.	A Detailed Site Investigation has been prepared and considers sources of contaminants of potential concern present on site. The assessment found contamination was not present on site that would warrant management or remediation. Accordingly, the site is considered suitable for the proposed development.	Section 6.2 and Appendix S
State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)	Schedule 3 of the Transport and Infrastructure SEPP requires development for the purposes of a warehouse or distribution centre to be referred to TfNSW if the site area or gross floor area (if the site area is less than the gross floor area) is 8,000 sq.m.	The application will be referred to TfNSW for review and comment during the exhibition period.	N/A
State Environmental Planning Policy (Industry and Employment) (I&E SEPP)	Clause 3.6 states that a person must not display an advertisement, except with the consent of the consent authority or except as otherwise provided by this Policy. Before granting consent for signage, the consent authority must be satisfied that the proposal is consistent with the objectives of the policy as well as the assessment criteria set out in Schedule 5 of the I&E	The development proposes to include signage (Warehouse 1 and Wayfinding Signage) and signage areas (Warehouse 2) as outlined in the architectural plans. They are designed to complement the proposed warehouses and are sympathetic to the existing local character. Refer to the Schedule 5 signage assessment at Table 4 below.	Section 3.2.10 and Appendix K, Additionally, see table 2 below.
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)	A person must not clear vegetation in a non-rural area of the State to which Part 2.3 applies without the authority conferred by a permit granted by the council under that Part.	The site is located within a non-rural part of the State to which Part 2.3 applies. An Arborist Report has been prepared and details the vegetation that requires removal as part of the proposed development and for which this SSDA seeks consent for. No trees are proposed to be removed.	Section 6.1.4 and Appendix MM
	Section 2.6 refers to the clearing of vegetation which requires permit or approval. Consent is required for the clearing of vegetation in a non-rural area.	No trees are proposed to be removed.	Appendix MM

	Section 4.9 relates to development controls for koala habitats. It relates to land to which an approved koala plan of management is not provided.	Under this section, the site is not considered 'core koala habitat' as it not considered as highly suitable habitat, and koalas are not recorded present or recorded within the previous 18 years. There are no koala records in the locality and no feed trees present within the Subject Land, as demonstrated by the BDAR Report.	Section 6.1.10 and Appendix M
	Section 6.6(2) states that development consent must not be granted to development on land in a regulated catchment unless the development ensures the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and that the impact on water flow in a natural waterbody will be minimised	The site is located within the Hawkesbury Nepean Catchment. An Integrated Water Management Plan has been prepared and is enclosed in the Civil Infrastructure Report at Appendix P. The plan demonstrates that the performance of the proposed treatment train will ensure water quality achieves compliance with the water quality targets. The proposed treatment train measures are compliant and sufficient to minimise any impacts.	Section 6.1.5 and Appendix P
	Section 6.7(2) states that development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied that the direct, indirect or cumulative impact on animals or vegetation will be kept to a minimum, there will be no adverse impact on aquatic reserves, an approval or permit has been obtained in relation to any controlled activity approval for clearing of riparian vegetation; the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised; and adverse impacts on wetlands (not in the coastal wetlands and littoral rainforests) will be minimised.	The site is located within the Hawkesbury Nepean Catchment. The proposed development has been designed to maintain waterways, riparian corridors, water bodies and other water dependent ecosystems through the use of stormwater management.	Appendix P
	Section 6.8(2) states that development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody (if there is a flood) or have an adverse impact on the natural recessions of floodwaters into wetlands and other riverine ecosystems.	The site is located within the Hawkesbury Nepean Catchment. Most of the proposed development will be located outside of any flood liable land. An Integrated Water Management Plan has been prepared in the Civil Infrastructure Report, which sets out the proposed measures to prevent the release of pollutants that may have an adverse impact on the water quality of any natural waterbody or the natural recession of floodwaters into any wetlands or riverine ecosystems.	Section 6.1.5 and Appendix P
	Section 6.9(2) states that development consent must not be granted to development on land in a regulated catchment unless the development will maintain or improve public access to and from natural waterbodies for recreational purposes without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.	The proposed development does not impact access to and from any natural waterbodies.	NA
	Section 6.10 requires the consent authority to consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact before deciding whether to grant consent for any development on land in a regulated catchment.	The site is located within the Hawkesbury Nepean Catchment. The proposed development is not anticipated to have an adverse environmental impact on any adjacent or downstream local government areas as set out in the integrated water management plan. Notwithstanding, it is expected the council of each adjacent or downstream local government area will be consulted as part of the public exhibition of this SSDA.	NA
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 3 relates to standards for non-residential development. The development is meant to be designed to enable the following: - the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials, - a reduction in peak demand for electricity, including through the use of energy efficient technology, - a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design, - the generation and storage of renewable energy, - the metering and monitoring of energy consumption, - the minimisation of the consumption of potable water.	The Sustainability Report demonstrates how the proposed development will integrate effective sustainable measures into the design. This includes the application of energy and water efficient technologies, minimising waste, generation of renewable energy (inclusion of PV panels on roofs), passive design and other strategies.	Section 6.1.19 and Appendix T

	Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.	A NABERS Embodied Emissions Materials Form has been prepared as part of the application.	Appendix TT
	The following considerations relate to large commercial developments: In deciding whether to grant development consent to large commercial development, the consent authority must consider whether the development minimises the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050. Development consent must not be granted to large commercial development unless the consent authority is satisfied the development is capable of achieving the standards for energy and water use specified in Schedule 3. For the purposes of subsection (2), development is capable of achieving a standard specified in Schedule 3 if there is a NABERS commitment agreement in place to achieve the standard	The proposal triggers large commercial development as it has a prescribed office (offices over 1,000sqm). Accordingly, a Net Zero statement has been prepared to comply with this clause. The proposal will also deliver upon the standards for energy and water use, as outlined in the following section. This will be confirmed by an Agreement to Rate.	Appendix OO
	Schedule 3 Energy and Water Use The standard for energy use for development for the purposes of prescribed office premises is a 5.5 star NABERS energy rating. The standard for water use for large commercial development is a 3 star NABERS water rating.	As above. The proposal will delivery upon these standards.	Appendix OO
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Chapter 4 relates to the Western Sydney Aerotropolis. The Land Use Table identifies the objectives for each zone and the uses that are permitted without consent; permitted with consent; and prohibited. The proposed development involves the clearance of existing vegetation and structures on the site and the construction of two new warehouse or distribution centres. Warehouse 1 will contain ancillary manufacturing uses. The proposed development will be predominately limited to the ENT zone, with only minor tree planting proposed in the ENZ Zone. Warehouse or distribution centres and manufacturing are permissible with consent in the ENT zone.	The proposal is entirely consistent with the objectives of the ENT and ENZ zones given that: - It will encourage employment, and businesses related to logistics by providing new warehouse or distribution and ancillary manufacturing floorspace - It will encourage development that promotes the efficient use of resources, through waste minimisation, recycling and re-use - It will ensure an appropriate transition from non-urban land uses within the ENZ to employment uses in the ENT through the use of landscaping and allowance for a future park edge street. - It will provide facilities and services to meet the needs of businesses and workers - It will protect areas of high ecological, scientific and cultural values as well as the ecological, scenic and recreation values of waterways, including Wianamatta-South Creek and its tributaries - It will protect the environment including areas of high biodiversity significance by restricting development to the western part of the site and away from any native vegetation.	N/A
	4.17 Aircraft Noise Development consent must not be granted to noise sensitive development if the development is to be located on land that is in an ANEF or ANEC contour of 20 or greater.	The proposed development is not a 'noise sensitive development'.	N/A
	4.18 Building Wind Shear and Turbulence The objective of this section is to safeguard Airport operations from wind shear and turbulence generated by buildings.	The site is outside the windshear and turbulence assessment trigger areas.	N/A
	4.19 Wildlife Hazards Development consent must not be granted to relevant development on land in the 13km wildlife buffer unless the consent authority has consulted the relevant Commonwealth body, and considered a written assessment of the wildlife that is likely to be present on land the risk of wildlife to the operation of the Airport provided by the applicant. The consent authority must be satisfied that the development will mitigate the risk of wildlife to the operations of the Airport.	The proposed development does not comprise 'relevant development' for the purposes of this section.	N/A

4.20 Wind Turbines The objective of this section is to regulate the construction of wind turbines and wind monitoring towers on land within 30 kilometres of the Airport.	Not applicable to the proposal.	N/A
4.21 Lighting The objective of this section is to safeguard Airport operations from the risk of lighting and reflectivity distractions for pilots.	The proposed development is outside the light control zones but within the 6 km radius. The development has been designed to ensure no lighting will cause distraction or glare. No lights are proposed which will impact airspace operations.	Appendix NN
4.22 states that development consent must not be granted to development on land shown on the Obstacle Limitation Surface (OLS) Map that is a controlled activity (within the meaning set out in Part 12, Division 4 of the <i>Airports Act 1996</i>) unless the consent authority has consulted the relevant Commonwealth body.	The proposed development does not penetrate the OLS for the site.	Section 6.1.17 and Appendix NN.
4.23 Public Safety The objective of this section is to regulate development on land on which there is an appreciable risk to public safety from the operation of the Airport.	The site is outside the public safety areas.	N/A
4.24 Flood Planning Development consent must not be granted to development on land to which the section applies unless the development is compatible with the flood hazard of the land; is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties; incorporates appropriate measures to manage risk to life from flood; enables safe occupation of and evacuation from flood and is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. Additionally, development should not result in unsustainable social and economic costs to the community as a result of flooding and should be consistent with any relevant floodplain risk management plan adopted by council.	A Flood Risk Assessment has been prepared, which considers these matters. It demonstrates that the proposal has minimal impact on the predicted flood behaviour. The site is above the predicted peak level of the PMF as well as the vehicular and pedestrian access.	Section 6.1.7 and Appendix V
4.25 Preservation of Trees and vegetation in Environment and Recreation Zone and Cumberland Plain A person must not clear native vegetation on land to which the section applies without development consent. Development consent must not be granted unless the consent authority is satisfied that there is no reasonable alternative to the disturbance of the native vegetation; any impact of the proposed clearing on biodiversity values is avoided or minimised; the disturbance of native vegetation will not increase salinity; native vegetation inadvertently disturbed will be re-instated where possible; the loss of remnant native vegetation by any disturbance will be compensated by revegetation on or near the land to avoid a net loss; and the clearing of the vegetation is unlikely to cause or increase soil erosion, salination, land slip, flooding, pollution or other adverse land or water impacts.	No development is proposed in the part of the site identified as existing native vegetation. In addition no native vegetation will be cleared.	Section 6.1.10 and Appendix M
4.25A Clearing of Native Vegetation Development consent must not be granted to development on the land unless the consent authority is satisfied that the development will not result in clearing of native vegetation.	No development is proposed in the part of the site identified as existing native vegetation. In addition, no native vegetation will be cleared	Section 6.1.10 and Appendix M
4.26 Heritage Conservation Development consent is required for the altering of a heritage item, an Aboriginal object, and a building, work, relic or tree within a heritage conservation zone.	The proposal will not impact any identified Aboriginal sites nor will it impact a heritage item or conservation zone.	Section 6.1.15 and 6.1.16

4.27 Transport Corridors Development consent must not be granted to the following development unless the consent authority has obtained the concurrence of Transport for NSW— (a) development on transport corridor land with an estimated development cost of more than \$200,000, (b) development that involves the penetration of ground to a depth of at least 2 metres below ground level (existing) on land within 25 metres (measured horizontally) of transport corridor land.	The site is not located on or within 25m of a transport corridor.	N/A
4.28B Aboriginal cultural guidelines Development consent must not be granted on land to which the policy applies unless the consent authority has considered 'Recognise Country: Draft Guidelines for development in the Aerotropolis (October 2021).	The proposal has considered the 'Recognise Country' Guidelines and have prepared a Cultural Overlay Framework to identify how the project can integrate Aboriginal Cultural values into the built form and landscape. The proposal also responds to the Connecting with Country Framework (2023) by delivery a high quality design that delivers upon achieving outcomes for Country.	Sections 3.2.3, Section 6.1.1 and Appendix JJ Appendix SS
4.29 Objectives to ensure development in the Western Sydney Aerotropolis is consistent with the policy entitled <i>Better Placed</i>, published by the Government Architect NSW in May 2017, and to deliver the highest standard of architectural, urban and landscape design.	The proposal comprises a contemporary industrial development that is fully in-keeping with the desired future character of the Badgerys Creek precinct and the vision for the Aerotropolis. It provides a high quality and sustainable response to the site's context (incorporating a range of high quality and durable materials and finishes) and is informed by both the requirements set out in the WSA precinct plan and DCP as well as comments received from extensive engagement with agencies including the SDRP.	Section 6.1.2 and Appendix J
4.30 Application of Part 1. This Part does not apply to complying development. This Part does not apply to development on land to which a master plan applies if the consent authority is satisfied that the master plan adequately provides for assessment of the design quality of the development.	This applies to the site.	N/A
4.31 Design Review Panel Development consent must not be granted to the development unless— (a) a design review panel reviews the development, and (b) the consent authority takes into account the findings of the design review panel, and (c) the consent authority is of the opinion that the development exhibits design excellence.	As noted above, the proposal has been subject to two reviews by the SDRP. The panel's comments and advice have shaped the design of the development. The outcomes of the reviews have been incorporated into the final design of the proposal to achieve design excellence. A detailed response has been provided in the Architectural Design Report.	Appendix J
4.32 Architectural Design Competition This section applies to development in relation to a building that has, or will have, a height above ground level (existing) greater than 40m or 12 storeys.	Not applicable to the proposal.	N/A
4.33 Consideration of Design Excellence Several considerations are identified to be considered in the design of the proposal in order to exhibit design excellence.	An assessment against the clause has been completed within the EIS. The project demonstrates that the it can meet the relevant requirements with Clause 4.33 and can achieve design excellence in the context of the type of development being proposed. Section 6.1.2 of the EIS details the compliance assessment.	Section 6.1.2 and Appendix J
4.38 Precinct Plans	An assessment against the relevant requirements within the Precinct Plan has been completed and included at Appendix C.	Appendix C
4.39 Development must be consistent with Precinct Plan Development consent must not be granted to development on land to which a precinct plan applies unless the consent authority is satisfied that the development is consistent with the	An assessment against the relevant requirements within the Precinct Plan has been completed and included at Appendix C. Minor inconsistencies are detailed within the WSA Precinct Plan Section 4.39 Variation Request at Appendix SS.	Appendix C and Appendix RR

	precinct plan. Minor inconsistencies may be justified via a written request demonstrating that the inconsistency is minor, consistency is unreasonable and unnecessary and there are sufficient environmental planning grounds to justify the inconsistency.		
	4.49 Public Utility Infrastructure Development consent must not be granted unless the consent authority is satisfied that public utility infrastructure that is essential for the development is available or will be available when required.	A Civil Infrastructure Report has been prepared and demonstrates that the development will be suitably serviced by essential infrastructure in both the interim and ultimate scenarios.	Section 6.1.13 and Appendix P
Draft Environmental Planning Instruments			
Draft State Environmental Planning Policy (Remediation of Land) (draft SEPP)		The Explanation of Intended Effect (EIE) for the draft SEPP was on exhibition from 31 January 2018 until 13 April 2018. The draft SEPP will retain the key operational framework of the former SEPP 55 and add new provisions relating to remediation works. The assessment under Chapter 4 of the Resilience & Hazards SEPP remains relevant to the draft SEPP.	N/A
Draft Climate Change and Natural Hazards SEPP	The Climate Risk and Natural Hazards SEPP will be a single streamlined framework and will include overarching principles to ensure planning decisions consider future climate risk and relevant natural hazards. Natural hazard considerations comprising bushfire, flooding, urban heat and climate change will be addressed under this SEPP. The draft Urban Heat Policy Statement details the objectives and planning principles to build resilience to urban heat which requires compliance assessment for future development applications.	The proposal addresses many of these controls within the existing Resilience and Hazards SEPP, whilst also demonstrating consideration of climate change and urban heat. An ESD Report has been prepared to detail how the design of the proposal has incorporated strategies to reduce urban heat and the implications of climate change.	Appendix T

Table 2 Industry and Employment SEPP – Signage Compliance

State Environmental Planning Policy (Industry and Employment) Schedule 5				
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 area. The proposed signage will not detract from the streetscape as the signage will be located within the site and will not disrupt vehicular flow. The scale and location of the proposed signage is consistent with the scale of the proposed warehouses. The proposed street landscaping will further integrate the signage within the streetscapes.		Complies
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 proposal does not detract from the amenity or visual quality of any environmentally sensitive areas, natural or other conservation areas, open space area, waterways or rural landscapes.		Complies
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 signage will not obscure or compromise views, dominate the skyline or impede on the viewing rights of other advertisers.		Complies
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 signage is compatible with the scale of the proposed streetscape and setting. The proposed signage will incorporate quality materials and finishes and provide a coherent and integrated colour scheme based on the marketing colours of the specific tenants. The proposal will appropriately reflect the future design and character of its context and does not present visual clutter.		Complies
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 proposed signage will not detract from any important building features and has been positioned and scaled by the project architects. The signage has been designed to enhance the aesthetic quality of the buildings.		Complies
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 display the Industrial Park name and logo as well as future tenants name and logo, in accordance with their brand identity. If illuminated signage is proposed as part of future tenancy development, it will comply with controls.		Complies
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?	Illumination is not proposed as part of signage.		Complies
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 proposed signage will not distract motorists. No safety implications for pedestrians or vehicular users are envisaged. It will be set back from the boundaries.		Complies