



STATUTORY COMPLIANCE TABLE

Table 1 SEPP 55 – Remediation of Land & Draft State Environmental Planning Policy (Remediation of Land)

SEPP 55 Criteria	Compliance
<p>A consent authority must not consent to the carrying out of any development on land unless —</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(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</p> <p>(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.</p>	<p>Yes, see Contamination and Remediation Technical Note at Appendix H</p>
<p>(c) in-situ and ex-situ remediation of contaminated soil on site</p> <p>(d) on-site treatment of contaminated groundwater, light non-aqueous phase liquids or vapour extracted on the site</p>	<p>Yes, see Contamination and Remediation Technical Note at Appendix H</p>

Table 2 SEPP No. 64 – Advertising & Signage Assessment

SEPP 64 Criteria	Compliance
1 Character of the area	
<p><i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i></p>	<p>Yes, the proposal will be undertaken within an existing industrial precinct that contains signage for business identification purposes. The proposal is consistent with the surrounding industrial land uses and character.</p>
<p><i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i></p>	<p>Yes, as above.</p>

SEPP 64 Criteria	Compliance
2 Special areas	
<i>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?</i>	No, the site is suitably removed from sensitive receptors including residential areas, open space and heritage items.
3 Views and vistas	
<i>Does the proposal obscure or compromise important views?</i>	No, signage will not be positioned to obstruct any important views.
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	No, the development will be of a size and design suitable for the intended use and context. Furthermore, the signage will not be dominant on the skyline given the position of the signage located on the façade on the building, or in a location that is well below the roof level.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	Yes, the development will not obstruct viewing towards any other signage.
4 Streetscape, setting or landscape	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	Yes, the size and scale of the signage is appropriate for the setting provided on the site and the location of the site within the proposed logistics hub.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	Yes, the signage is to be used to provide identification and direction in a manner that respects the urban setting, architectural design and landscape.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Yes, the number of signs has been limited to reduce the visual impact of the proposal.
<i>Does the proposal screen unsightliness?</i>	The signage will not be used as a visual screen or filter.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	No, the signage will not be dominant on the skyline. It will be located below the roof level.
<i>Does the proposal require ongoing vegetation management?</i>	No.

SEPP 64 Criteria	Compliance
5 Site and building	
<i>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?</i>	Yes, the signage will be of suitable scale and design for its intended purpose. The signage will only occupy a small proportion of the building façade and overall site area.
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes, the signage will not be the dominant visual feature of the building and will remain below the roof line.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	Yes, signage will be logically positioned to identify the tenants and support the logistics hub profile. The sign also contributes to the industrial character of the precinct.
6 Associated devices and logos with advertisements and advertising structures	
<i>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?</i>	Appropriate lighting will be provided to illuminate the signage.
7 Illumination	
<i>Would illumination result in unacceptable glare?</i>	Signage will be designed to avoid unacceptable glare.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	No impact on the safety of pedestrians, vehicles or aircraft is to result from the intended lighting.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	The site is suitably removed from sensitive receptors.
<i>Is the illumination subject to a curfew?</i>	No curfew will apply to the proposed sign lighting.
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	Intensity of illumination would be adjusted through replacement of bulb wattage.
8 Safety	
<i>Would the proposal reduce the safety for any public road?</i>	The signage will not be positioned to cause any hazard for any road.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The signage is not considered to reduce safety for pedestrians or bicyclists.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	The signage will not cause disruption of any sightlines from public areas.

Table 3 LEP Compliance Table

Clause	Provision	Proposed	Complies
<p>Land Use Zoning – IN1 General Industrial</p>	<p>Permitted with consent:</p> <ul style="list-style-type: none"> ▪ Warehouse or distribution centres <p>Objectives of zone:</p> <ul style="list-style-type: none"> ▪ 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 support and protect industrial land for industrial uses. ▪ To provide for a range of facilities and services to meet the day-to-day needs of workers in the area. ▪ To enable non-industrial land uses that are compatible with and do not detract from industrial and warehouse uses or impact on the viability of existing centres. ▪ To ensure that any commercial, retail or other non-industrial development is not likely to adversely affect employment 	<p>Warehouse and distribution uses</p>	<p>Yes</p>

Clause	Provision	Proposed	Complies
	<p>generating activities or opportunities.</p> <ul style="list-style-type: none"> ▪ To facilitate diverse and sustainable means of access and movement. 		
Clause 4.1 Minimum subdivision lot size	The site is subject to a minimum lot size of 4,000m ² .	N/A	N/A
Clause 4.3 – Height of Building	A Clause 4.6 variation for a maximum building height of 13.7 metres was approved under SSD 7500	Maximum building height of 13.7 metres	Yes
Clause 4.4 – Floor Space Ratio	The site is not subject to a maximum floor space ratio under the provisions of CLEP 2015.	N/A	N/A
Clause 5.10 – Heritage Conservation	The site is not identified in the CLEP 2015 as an item of environmental heritage or within a heritage conservation area.	N/A	N/A
Clause 5.21 Flood planning	<p>Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development —</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in</p>	Appropriate flood planning measures for the site are proposed as set out in the Civil Engineering Report at Appendix F .	Yes

Clause	Provision	Proposed	Complies
	<p>the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>		
Clause 7.1 Earthworks		The proposal includes bulk earthworks to provide suitable levels across the site for the built form as set out in the Civil Engineering Report at Appendix F .	Yes
Clause 7.3 Riparian land and watercourses	<p>In deciding whether to grant development consent for earthworks, the consent authority must consider the following matters —</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil</p>	The site is not located in proximity of any waterways and will not affect any riparian land, waterways or groundwater systems.	Yes

Clause	Provision	Proposed	Complies
	<p>stability in the locality of the development,</p> <p>(b) the effect of the 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 development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>		

Table 4 DCP Compliance Table

Clause	Provision	Proposed	Complies
Part 2 Requirements Applying to All Types of Development			
2.4.1 Rain Water Tanks	<p>A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with:</p> <p>Roof area 5,001 m² to 10,000 m² / Capacity of rainwater tank 20,000L</p> <p>Roof area above 20,000 m² / Capacity of rainwater tank 100,000L</p>	<p>Stages 1 and 2 will have a rainwater tank capacity of 20,000L. Stages 3 and 4 will have a rainwater tank capacity of 100,000L</p>	Yes
2.21 Acoustic Privacy	<p>Objectives:</p> <ul style="list-style-type: none"> ▪ To ensure the provision of a reasonable level of acoustic amenity. ▪ To ensure adverse noise and vibration impacts are appropriately mitigated. 	<p>As set out in the Acoustic Assessment (Appendix K), the proposed modifications will result in an acceptable level of acoustic amenity in accordance with the development approval.</p>	Yes
Part 7 Industrial Development			
7.2 Building Form and Character	<p>Objectives:</p> <ul style="list-style-type: none"> ▪ Ensure that industrial development is both functional and attractive in the context of its local environment through appropriate design. ▪ Reduce the visual impact of industrial development on the streetscape and surrounding areas. ▪ Ensure that sufficient areas are available for landscaping, access, and car parking and 	<p>The proposed modification to Stages 1 and 2 of the logistics hub have been carefully designed to be both functional and attractive in the local context. The approved setback and landscaping will remain and the modifications have been design to minimise the visual impact on the surrounding area. The design incorporates high quality materials and has been carefully</p>	Yes

Clause	Provision	Proposed	Complies
	<p>manoeuvring of heavy vehicles on site.</p> <ul style="list-style-type: none"> ▪ Ensure that building materials are high quality and durable. ▪ Ensure that fencing and walls for security purposes have positive impacts on the streetscape and other public domain areas. ▪ Ensure that industrial development does not significantly impact on adjoining residential zones. ▪ Ensure that industrial units are designed to be able to accommodate a wide variety of businesses. ▪ Ensure that industrial units are able to facilitate the safe and efficient transportation of goods between floors/levels in a building. 	<p>designed to have an acceptable impact on the streetscape. The proposed modifications will not have any material impact on the closest residential properties.</p>	
7.2.2 Building Setbacks	<p>Industrial development shall be setback by 15 metres to Airds Road, 30 metres to the main southern railway corridor, and 10 metres from any other public road.</p>	<p>The setbacks as approved are not proposed to be modified.</p>	Yes
7.2.3 Fences	<p>All fencing in industrial developments shall be of recessive colours, palisade design, or plastic coated and framed chain wire with a maximum height of 2.4 metres, unless required as part of an acoustic solution.</p> <p>All fencing in industrial developments shall be setback a minimum of 3 metres from property boundaries addressing</p>	<p>The site perimeter fencing proposed is of a recessive colour, powder coated palisade design and 2.4 metres in height. The fencing is setback 7 metres from the site boundary.</p>	Yes

Clause	Provision	Proposed	Complies
	a primary and/or secondary street.		
7.3 Car Parking and Access	<p>For that part of the gross floor area occupied by office areas, lunch rooms and any associated office storage areas, car parking shall be provided at a rate of one space per 35sqm.</p> <p>For remaining gross floor area, car parking rates shall be provided in accordance with the following:</p> <ul style="list-style-type: none"> ▪ a minimum of two (2) spaces (per unit), plus ▪ one space for every 100sqm of gross floor area for buildings up to 2000sqm; plus ▪ one space per 250sqm for that part of the building exceeding 2000sqm in gross floor area. <p>One car parking space shall be provided for every 300sqm of outdoor storage space.</p>	<p>505 car parking spaces plus spatial allocation for 87 future car parking spaces.</p> <p>As per the existing consent, 80 provisional parking spaces are also provided within the outdoor storage area to the east of Culverston Road.</p>	Yes
7.4 Landscaping	Landscaping shall be provided to a minimum depth of 50% of the setback area located along the full width of each street frontage.	The landscaping to the site as approved is not proposed to be modified.	Yes
7.5 Outdoor Storage Areas	<ul style="list-style-type: none"> ▪ Outdoor storage areas shall not be located between the primary or secondary street boundary and any building on the allotment. ▪ Outdoor storage areas shall be adequately screened from public view. ▪ Goods and materials stored shall not be stacked higher 	Outdoor storage areas are included in Stages 1 and 2 of the development to meet tenant requirements and allow the delivery of the development to meet market demand. The reduced size warehouses and outdoor storage areas in Stages 1 and 2 have been orientated to allow	No – considered appropriate based on merit based assessment including visual impacts.

Clause	Provision	Proposed	Complies
	<p>than an approved screening structure.</p> <ul style="list-style-type: none"> <li data-bbox="392 353 788 537">▪ Screen fencing and structures shall be constructed of high quality materials that complement the buildings located on site. 	<p>for the most efficient use of space for the warehouse development and suitable access through the site by heavy service vehicles.</p> <p>Screening to the Stage 1 and 2 outdoor storage areas is provided by a 7.5 metre deep landscaped buffer comprising existing and proposed planting.</p>	