



APPENDIX C - STATUTORY COMPLIANCE TABLE

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
<i>Environmental Planning and Assessment Act 1979</i>			
Section 1.3	<i>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>	The proposed development will provide significant employment opportunities and economic investment on currently underutilised land within the Greater Penrith and Western Sydney region. The site is located on the periphery of the Western Sydney Aerotropolis and will help support the function and operations of the future airport and emerging local communities.	Section 4
	<i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposal integrates economic, environmental and social considerations into the development and operation of the site. All potential impacts are considered in the project and addressed to ensure it is ecologically sustainable.	
	<i>To promote the orderly and economic use and development of land</i>	The proposed development is to be delivered in a single stage, with specific phases for construction. This will ensure the orderly and economic use and development of the land. This is further achieved by repurposing the underutilised site on the periphery of the fast-growing Aerotropolis. It seeks to leverage off the growth stimulated by the Western Sydney	

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		Aerotropolis to deliver a modern, high quality industrial warehouse within the AIBP.	
	<i>To promote the delivery and maintenance of affordable housing,</i>	The proposal does not include residential uses.	
	<i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i>	Several technical studies have been undertaken to determine the environmental impact of the proposed warehouse on the surrounding natural environment. The technical studies have confirmed there will be limited environmental impacts from the proposed development on the surrounding environment. If an impact is identified, the appropriate mitigation measures will be implemented to ensure impacts can be managed and minimised.	
	<i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	Technical studies have been undertaken to determine the presence of any built cultural heritage and ensure sustainable management.	
	<i>To promote good design and amenity of the built environment,</i>	The proposed development is supported by an Architectural Design Statement and Landscape Plan which ensures the proposed development delivers the highest standard of architectural and landscape design. The development seeks to deliver amenity and good design outcomes for the site and surrounding environment.	
	<i>To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The detailed design of the warehouse buildings and offices will comprise of high-quality materials. The health and safety of all occupants remains a top priority of the development, as such, several technical	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p><i>To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</i></p> <p><i>To provide increased opportunity for community participation in environmental planning and assessment.</i></p>	<p>studies have been undertaken to ensure that the development remains safe both in the construction phase, such as a Waste Management Plan.</p> <p>The proposal promotes the sharing of responsibility for environmental planning and assessment between State and local government through ensuring compliance with local government and state legislation policies.</p> <p>The applicant has undertaken stakeholder and community engagement including with surrounding landowners and occupiers. This will continue through the assessment process with public exhibition. The applicant will respond to any submission within the formal public exhibition phase.</p>	
Section 4.15	<ul style="list-style-type: none"> ▪ Relevant environmental planning instruments: ▪ State Environmental Planning Policy (Resilience and Hazards) 2021 ▪ State Environmental Planning Policy (Transport and Infrastructure) 2021 ▪ State Environmental Planning Policy (Planning Systems) 2021 ▪ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ▪ State Environmental Planning Policy (Industry and Employment) 2021 ▪ State Environmental Planning Policy (Sustainable Buildings) 2022 	See detail below under State Environmental Planning Policies (SEPPs).	Section 4

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<ul style="list-style-type: none"> ▪ State Environmental Planning Policy (Precincts – Western Parkland City) ▪ Penrith Local Environmental Plan 2010 ▪ Penrith Development Control Plan 2014 		
	Draft environmental planning instruments:	The applicant is working with Penrith City Council on a Planning Proposal to vary the height of buildings map in the Penrith Local Environmental Plan to allow for the highbay component of the proposal. The draft Local environmental plan amendment for the height of buildings map, will become a matter for consideration.	N/A
	Relevant planning agreement or draft planning agreement	The applicant has executed a Voluntary Planning Agreement (VPA) with Penrith City Council which seeks to deliver the Luddenham Road widening and access via Patons Lane. The VPA is registered on title.	Section 2.3
	<i>Environmental Planning and Assessment Regulation 2021 – Schedule 2</i>	This EIS has been prepared in accordance with Schedule 2 of the Regulations.	Section 4
	Development control plans: <i>Penrith Development Control Plan 2014 (PDCP 2014)</i>	Refer Appendix D – DCP Compliance Table.	Section 4, Appendix D
	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

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	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.	
	The public interest	The proposed development is compliant with the relevant planning instruments and controls applying to the site. The proposal will not create any adverse social, economic or environmental impacts which cannot be mitigated via the proposed mitigation measures in this application. On balance, the benefits of the development outweigh any adverse impacts and as such, the development is in the public interest.	Section 7
Environmental Planning and Assessment Regulation 2021			
Schedule 2	Schedule 2 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 Schedule 2 of the Regulations and SEARs.	Section 4
Biodiversity Conservation Act 2016			
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.	A Biodiversity Management Plan (BMP) Letter was prepared to reiterate that the proposed development will implement all the required mitigation measures under the CPCP and is therefore considered compliant with the CPCP biocertification.	Section 6.6 and Appendix M
State Environmental Planning Policies			

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<i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP)	Schedule 1 Clause 12 of the Planning Systems SEPP provides that development for the purpose of warehouse or distribution centres that has a CIV of more than \$50 million is classified as SSD.	The proposed works have an estimated development cost of \$171,807,325 (Excl GST) and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.	Appendix S
	Clause 2.10 Application of development control plans to State significant development. Development control plans do not apply to an SSD.	The Penrith DCP is not applicable for SSD development. Notwithstanding, the design of the proposal has considered the DCP and been addressed at Appendix D.	Appendix D
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (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 Resilience and Hazards Assessment has been prepared to provide a high-level screening study of the proposed development to identify any potential hazards. The use of the proposed development is not considered 'potentially hazardous industry' or 'potentially offensive industry'.	Section 6.12.3 and Appendix R
	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 Contamination Report has been prepared by DRM to address potential contamination impacts specific to the proposed storage and distribution development. DRM have previously prepared validation reports for the AIBP site, which also confirm the identified contamination has been appropriately remediated and validated, therefore the potential for contamination at the site is low. Accordingly, DRM confirm the site is suitable for the proposed storage and distribution warehouse.	Section 6.12.4 and Appendix Q
	Clause 4.9 Consent authority in relation to remediation works A constant authority must be satisfied that the land is suitable in its contaminated state – or will be suitable, after remediation	As above.	

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	– for the purpose for which the development is proposed to be carried out.		
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)</i>	<p>Traffic generating development specified at Section 2.122 requiring referral to Transport for NSW (TfNSW) includes:</p> <p>The consent authority must refer development for Warehouse and Distribution centres with a site area / GFA greater than 20,000sqm with access to any road to Transport for NSW.</p>	The proposed development requires referral to TfNSW.	N/A
<i>State Environmental Planning Policy (Industry and Employment) (I&E SEPP)</i>	<p>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.</p> <p>All signage will be required to consider Schedule 5 criteria under the Industry & Employment SEPP.</p>	This is assessed below.	Appendix J
	<p>Character of the area</p> <ul style="list-style-type: none"> ▪ 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 proposed industrial land and desired future character of the area. The proposed signage is consistent with the scale and colour scheme in accordance with the brand identity of AIBP.	
	<p>Special areas</p> <ul style="list-style-type: none"> ▪ 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, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>Views and vistas</p> <ul style="list-style-type: none"> ▪ 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? 	<p>The signage is of appropriate scale and will not obscure views, dominate the skyline or impede on the viewing rights of other advertisers.</p>	
	<ul style="list-style-type: none"> ▪ 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? 	<p>The proposed signage is compatible with the scale of the proposed streetscape and setting. The proposed signage will incorporate high quality materials and finishes with a coherent colour scheme in accordance with the brand identity of Alspect.</p>	
	<p>Site and building</p> <ul style="list-style-type: none"> ▪ 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? 	<p>The proposed signage will not detract from any important building features and has been appropriately scaled to compliment the architectural design of the building.</p>	

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	<p>Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> ▪ 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? <p>Illumination</p> <ul style="list-style-type: none"> ▪ 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? <p>Safety</p> <ul style="list-style-type: none"> ▪ 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? 	<p>The proposed signage will display the Alspec Industrial Estate name and logo, in accordance with their brand identity. The proposed signage will not be illuminated.</p> <p>Illuminated signage is not proposed.</p> <p>The proposed signage will not distract motorists or obscure sightlines. No safety implications for pedestrians or vehicular users are envisaged.</p>	
<p><i>State Environmental Planning Policy (Biodiversity and</i></p>	<p>Clause 13.15 Asset Protection Zones</p> <p>The SEPP notes that consent is not able to be granted to development involving an asset protection zone on certified urban capable land unless the asset protection zone is located wholly on certified land.</p>	<p>A Bushfire Protection Assessment has been completed by Peterson Bushfire which confirms an APZ is not required for the site and therefore this control does not apply.</p>	<p>Section 6.12.9 and Appendix N</p>

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<i>Conservation</i> 2021 (B&C SEPP)	The consent authority has considered whether the development is consistent with the Cumberland Plain Conservation Plan Mitigation Measures Guideline.	As confirmed by the BMP Letter, the proposal will employ the applicable mitigation measures and comply with the CPCP Guidelines.	Section 6.6 and Appendix M
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	<p>Chapter 3 Standards for non-residential development apply to the site.</p> <p>Section 3.2 details development consent must consider whether the development is designed to:</p> <ul style="list-style-type: none"> ▪ 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. <p>Consent cannot be granted unless the developments embodied emissions have been quantified.</p>	<p>A Sustainability Report has been prepared by Northrop for the site. It outlines the ESD principles implemented as part of the proposal and compliance with the Sustainable Buildings SEPP. The proposed development embodied emissions have also been quantified as required under the SEPP.</p> <p>Compliance with the SEPP is detailed below:</p> <p>(a) A waste management plan will be developed to reduce operational waste.</p> <p>(b) A solar array is to be generated as part of the development that will reduce energy usage from the grid.</p> <p>(c) Passive design strategies such as performance glazing, shading and use of insulation will reduce demand on mechanical air condition systems.</p> <p>(d) As mentioned, a solar array will contribute to renewable energy supply.</p> <p>(e) An energy monitoring strategy will also be implemented to effectively monitor the main energy uses.</p> <p>(f) Potable water consumption on the site will be reduced through the inclusion of highly efficient fixtures and fittings and rainwater collection and reuse.</p>	Section 6.12.1 and Appendix GG

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>Section 3.3 details other considerations for large commercial development; including:</p> <ul style="list-style-type: none"> ▪ 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. ▪ satisfied the development is capable of achieving the standards for energy and water use specified in Schedule 3. ▪ Development is capable of achieving a standard specified in Schedule 3 if there is a NABERS commitment agreement in place to achieve the standard. <p>Schedule 3 Standards for energy and water use for large commercial development:</p> <ul style="list-style-type: none"> • Energy use: a prescribed office premises requires a 5.5 star NABERS energy rating. • Water use: water use for large commercial development is a 3 star NABERS water rating. 	<p>The development meets the criteria for large commercial development and will provide a Net Zero ready statement.</p> <p>The development will commit to obtaining a minimum NABERS Energy star rating and obtaining a minimum NABERS Water star rating.</p> <p>As above, the development will commit to achieving a minimum NABERS Energy star rating and obtaining a minimum NABERS Water star rating.</p>	<p>Appendix CC</p>
Draft Environmental Planning Instruments			
	<p>No draft environmental planning instruments are relevant to this proposal.</p>	<p>The applicant is working with Penrith City Council on a Planning Proposal to vary the height of buildings map in the Penrith Local Environmental Plan to allow for the highbay component of the proposal. The draft Local environmental plan amendment for the height of buildings map, will become a matter for consideration.</p>	<p>N/A</p>
Penrith Local Environmental Plan 2010			

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
Zoning and Land Use	<p>The proposed development involves Warehouse and Distribution Centre which is a permissible use with consent in the E4 General Industrial Zone.</p> <p>Objectives of E4 zone:</p> <ul style="list-style-type: none"> ▪ To provide a range of industrial, warehouse, logistics and related land uses. ▪ To ensure the efficient and viable use of land for industrial uses. ▪ To minimise any adverse effect of industry on other land uses. ▪ To encourage employment opportunities. ▪ To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. 	<p>The proposal is entirely consistent with the objectives of the zone given:</p> <ul style="list-style-type: none"> ▪ The proposal will provide industrial and warehouse land uses in a compatible zone. ▪ It will support the efficient and safe use of land for industrial uses. ▪ Assessment has been undertaken to ensure no adverse impacts are proposed to surrounding land uses. ▪ The proposed development will generate significant employment opportunities during both construction and operation. ▪ The proposed development will provide employment and industrial business to support the local Penrith community as well as the broader Sydney region. 	Section 4
4.1 Minimum Subdivision Lot Size	The site is subject to a 1,000m ² minimum lot size.	The site is not proposed to be subdivided.	N/A
4.3 Height of Buildings	The site is subject to a 24m maximum building height.	The warehouse is predominantly 14.7 metres in height, with a high-bay warehouse component at the western portion of the building which achieves a maximum height of 39 metres and exceeds the height control. This applies specifically to the high bay portion of the warehouse and therefore a Clause 4.6 Request has been prepared to demonstrate the justification of the proposed variation.	Section 4 and Appendix F

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
		A Planning Proposal is also being prepared concurrently to amend this Height of Buildings provision.	
4.4 Floor Space Ratio	The site is not subject to a Floor Space Ration (FSR) control.	Not applicable	N/A
5.1 Relevant acquisition authority	The objective of this clause is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions).	Not applicable.	N/A
5.10 Heritage Conservation	<p>Development consent is required to</p> <p><i>(a) demolish or move any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p>	The proposed development does not propose the demolition or altering of a heritage item or Aboriginal object. Letters of Advice in relation to heritage impact have been prepared to confirm no impacts are proposed to heritage items of significance from the development.	Section 6.12.6, 6.12.7 Appendix Y and Appendix G
5.21 Flood Planning	<p><i>(a) to minimise the flood risk to life and property associated with the use of land,</i></p> <p><i>(b) to allow the development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,</i></p>	Flood studies have been undertaken at the site to ensure development does not adversely impact existing flooding conditions. The Flood Letter as part of this application confirms the proposal aligns with the existing flood study of the broader AIBP site, which demonstrates impacts are appropriately	Section 6.10 and Appendix V

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p><i>(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,</i></p> <p><i>(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.</i></p>	<p>managed and flood behaviour is not detrimentally impacted.</p>	
7.1 Earthworks	<p><i>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</i></p> <p><i>(b) to allow earthworks of a minor nature without separate development consent.</i></p>	<p>Minor earthworks are proposed under this application. The majority of the bulk earthworks and fill was sought under a separate application which confirmed the assessment and proposal was satisfactory (Penrith City Council local DA 24/0294)</p>	Section 3.4.1
7.24 Minimum number of lots	<p><i>Applies to the minimum number of 40 lots to be achieved at the Alspeck Industrial Estate as part of the overall estate subdivision pattern.</i></p>	<p>Although this application does not involve subdivision, the estate, including this lot, is set to achieve an overall yield of 40 lots. Council's objectives of seeking a range of lot sizes, both large and small will be partly achieved with this application.</p>	N/A
7.4 Sustainable Development	<p><i>In deciding whether to grant development consent for development, the consent authority must have regard to the principles of sustainable development as they relate to the development based on a "whole of building" approach by considering each of the following—</i></p> <p><i>(a) conserving energy and reducing carbon dioxide emissions,</i></p> <p><i>(b) embodied energy in materials and building processes,</i></p> <p><i>(c) building design and orientation,</i></p> <p><i>(d) passive solar design and day lighting,</i></p>	<p>The proposed development has been designed with having regard to the principles of sustainable development. A Sustainability Report has been prepared to demonstrate how the proposed development exceeds industry best practice sustainability requirements.</p> <ul style="list-style-type: none"> a. The development implements energy efficient mechanisms to reduce emissions. a. The development considers the material selection and building processes to ensure they are sustainable choices. An embodied emissions materials survey has been 	Section 6.12.1 and Appendix GG

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>(e) <i>natural ventilation,</i></p> <p>(f) <i>energy efficiency and conservation,</i></p> <p>(g) <i>water conservation and water reuse,</i></p> <p>(h) <i>waste minimisation and recycling,</i></p> <p>(i) <i>reduction of vehicle dependence,</i></p> <p>(j) <i>potential for adaptive reuse.</i></p>	<p>prepared to quantify the emissions generated.</p> <p>b. The building design considers the appropriate orientation to ensure passive heating and shading to promote internal thermal comfort.</p> <p>c. A solar array will be installed to generate renewable energy and reduce grid energy usage. Passive design strategies will be implemented to reduce reliance on artificial lighting and mechanical heating and cooling.</p> <p>d. The air-conditioning and ventilation systems will be designed to comply or exceed the minimum requirements of NCC 2022.</p> <p>e. As previously highlighted, energy efficient fixtures and measures are proposed to be employed for the future operations of the development.</p> <p>f. Water efficient fixtures are also proposed, as well as the installation of rainwater tanks to ensure the development achieves the water re-use requirements established by Council.</p> <p>g. A waste management plan has been prepared to identify the appropriate waste measures to ensure recycling practices are implemented and the correct disposal of waste is achieved.</p>	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
7.5 Protection of Scenic Character and landscape values	<p>The Clause seeks to:</p> <ul style="list-style-type: none"> a. to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places, b. to ensure development in these areas is located and designed to minimise its visual impact. <p>Development consent cannot be granted to development on subject land unless measures will be taken to consider the location and design of the development, to minimise the visual impacts of the development from major roads and public places.</p>	<p>The site is not subject to this clause. Notwithstanding, a Visual Impact Assessment has been prepared to demonstrate the appropriate measures have been employed as part of the proposal to ensure visual amenity is protected and enhanced. Landscaping is proposed to filter views to the site and soften the site boundaries. The inclusion of aesthetic materials and sympathetic colours will create a cohesive building with the broader AIBP and minimise visual impacts to the local character.</p>	<p>Section 6.3 and Appendix JJ</p>
7.6 Salinity	<p><i>Development consent must not be granted to any development unless the consent authority has considered—</i></p> <ul style="list-style-type: none"> <i>(a) whether or not the proposed development is likely to have an impact on salinity processes, and</i> <i>(b) whether or not salinity is likely to have an impact on the proposed development, and</i> <i>(c) appropriate measures that can be taken to avoid or reduce any undesirable effects that may result from the impacts referred to in paragraphs (a) and (b).</i> 	<p>A Salinity Management Plan and Geotechnical Assessment was prepared for the overall AIBP site. The report details salinity management measures designed to reduce impacts of salinity, aggressivity and sodicity on the proposed development and associated structures; and minimise the impact of the proposed development on the existing salinity characteristics of the site and the environment.</p>	<p>Section 6.12.2 and Appendix X</p>
7.7 Servicing	<p><i>Before granting development consent for development on any land to which this Plan applies, the consent authority must be satisfied that—</i></p> <ul style="list-style-type: none"> a. the development will be connected to a reticulated water supply, if required by the consent authority, and 	<p>The proposed development will deliver upon the requirements of services at the site. A Utilities Servicing Report was prepared to identify existing utility infrastructure and consider opportunities and network capacity to support the proposed development. The assessment confirms there is</p>	<p>Section 6.12.8 and Appendix II</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<ul style="list-style-type: none"> • the development will have adequate facilities for the removal and disposal of sewage, and • if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and • the need for public amenities or public services has been or will be met. 	adequate capacity to service the development once construction and upgrades of certain services are complete.	
7.30 Urban Heat	<p><i>(a) ensure development incorporates planning and design measures to reduce the urban heat island effect in Penrith, and</i></p> <p><i>(b) ensure building and outdoor spaces are thermally comfortable for people living and working in Penrith, particularly during summer, and</i></p> <p><i>(c) promote the cooling benefits of green infrastructure and water in the landscape.</i></p>	Various measures have been implemented into the design of the proposed development and assessed under various technical reports. The proposal addresses urban heat through the built form layout, selection of materials and colours, application of sustainability measures, landscape design and proposed planting. Together these measures aim to minimise the impacts of urban heat and ensure visitors and workers are healthy and safe during extreme heat.	Section 3.6