

Notice of decision – CFC Large Format Retail Facility [SSD 9511]

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	CFC Large Format Retail Facility (SSD 9511)
Applicant	CIP Constructions (NSW) Pty Ltd
Consent Authority	Minister for Planning

Decision

The Executive Director, Key Sites and Industry Assessments under delegation from the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

21 December 2018

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- submissions received during the public exhibition period (see **Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project will provide a range of benefits for the region and the State as a whole, including a capital investment of approximately \$11.8 million in the Liverpool local government area and 80 new operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Region Plan and the Western City District Plan which encourage the planning for, review and management of industrial development and provision of jobs close to where people live;
- the impacts on the community and the environment can be appropriately minimised and managed to an acceptable level, in accordance with applicable NSW Government policies and standards. A Construction Traffic Management Plan and Work Place Travel Plan will be prepared to manage traffic and access impacts associated with the development; and
- the issues raised by Liverpool City Council, Environment Protection Authority, Office of Environment and Heritage, Transport for NSW, NSW Rural Fire Service and WaterNSW have been considered and adequately addressed through the imposition of conditions of consent;
- no issues were raised by the community during exhibition of the proposal; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the proposed development from 18 October 2018 until 15 November 2018 (29 days) and received comments from Liverpool City Council, Environment Protection Authority, Office of Environment and Heritage, Transport for NSW, NSW Rural Fire Service and WaterNSW. No other submissions were received.

The issues raised by the public authorities and service providers are addressed in detail in the Department's Assessment Report.

There were no community views required to be taken into consideration in making this decision. No issues were raised by the community and no public submissions were received during the exhibition period.