

Appendix A – Strategic and Statutory Frameworks

STATE AND REGIONAL PLANNING STRATEGIES

STRATEGY	KEY ISSUES	RESPONSE
<p>NSW 2021: A Plan to Make NSW Number One</p>	<p>The NSW State Plan, <i>NSW 2021– A Plan to Make NSW Number One</i>, is a 10 year plan to guide government policy and budget decision making and deliver on community priorities. The five strategies are:</p> <ul style="list-style-type: none"> ▪ Rebuild the economy ▪ Return quality services ▪ Renovate infrastructure ▪ Strengthen local environments and communities ▪ Restore accountability to Government <p>32 goals have been developed in associated with the five key strategies. The goals that relate to the Mamre West Precinct are:</p> <ul style="list-style-type: none"> ▪ Goal 1 – Improve the performance of the NSW economy ▪ Goal 7 - Reduce travel times ▪ Goal 22 – Protect our natural environment ▪ Goal 29 – Restore confidence and integrity in the planning system ▪ Goal 32 – Involve the community in decision making on government policy services and projects 	<p>The proposed land release and industrial rezoning of land within the Mamre West Land Investigation Area will contribute to the delivery of the relevant strategies and goals of the State Plan, including:</p> <ul style="list-style-type: none"> ▪ Delivering jobs close to a growing residential population to minimise travel times and economic growth through the release of the land for employment purposes. ▪ Improving infrastructure by extending existing infrastructure and the payment of monetary contributions. ▪ Protecting the natural environment by limiting the potential development area to the land outside of the floodway and incorporating water quantity and quality measures to protect the riparian area and the downstream properties. ▪ State and local government working together to enable new employment, whilst consulting with affected land owners regarding the proposed amendments to the planning controls.

STRATEGY	KEY ISSUES	RESPONSE
<p>A Plan for Growing Sydney</p>	<p>A Plan for Growing Sydney provides a strategy to accommodate Sydney's future population growth for the next 20 years. It plans for employment, services and facilities, liveable communities and the natural environment. The key priorities for the West Central Subregion and the Mamre West Land Investigation Area are:</p> <ul style="list-style-type: none"> ▪ Improve transport connections to capitalise on the increasing role in Sydney's manufacturing, construction and wholesale/logistics industries in the Western Sydney Employment Area ▪ Improve transport connections to provide better access between centres in the subregion and other subregions and with regional NSW (including freight connections) ▪ Work with council to identify and protect strategically important industrial zoned land ▪ Identify further opportunities to strengthen investment for employment growth in Western Sydney ▪ Work with councils to improve the health of the South Creek sub-catchment of the Hawkesbury-Nepean Catchment ▪ Promote early strategic consideration of bushfires, flooding and heatwaves in relation to future development in the subregion ▪ Work with council to use best available information about flood risk in the Hawkesbury-Nepean Valley when planning for future growth in Penrith 	<p>The proposed land release and industrial rezoning of land within the Mamre West Land Investigation Area addresses the objectives and key priorities in <i>A Plan for Growing Sydney</i> as outlined below:</p> <ul style="list-style-type: none"> ▪ The release of the land for industrial purposes is a logical next step following the inclusion of the precinct within the Broader Western Sydney Employment Area. ▪ The proposed rezoning and future development includes infrastructure upgrades and contributions to improve transport connections within the subregion and allow for the efficient movement of freight. ▪ The Department and Council have worked together to facilitate an effective and efficient planning process that considers both the opportunities and constraints of the land within the broader precinct. ▪ The future development of the land will create additional opportunities for investment and economic growth within Western Sydney. ▪ Detailed consideration has been given to flooding and stormwater issues, including the management and treatment of stormwater to avoid detrimental impacts on the South Creek sub-catchment.

STRATEGY	KEY ISSUES	RESPONSE
<p>Draft Broader Western Sydney Employment Area Structure Plan</p>	<p>The vision for the Broader WSEA is to:</p> <ul style="list-style-type: none"> ▪ Deliver jobs and a range of services for Western Sydney. ▪ Provide a future supply of industrial land to support the economic growth of the city. ▪ Provide strong transport links into existing networks. ▪ Strengthen the freight network. ▪ Allow for new local centres of commercial, retail, administration and community uses that support the proposed levels of employment. ▪ Provide land use for other forms of urban development to support employment activity. <p>The Draft Structure Plan states that future zoning and land release will be subject to further consideration by way of the precinct planning process. The Plan states that rezoning will be staged in response to demonstrated market demand and confirmed provision of essential infrastructure. The Department would assist councils and landowners to coordinate land release and staged rezoning in key areas to meet demand. Developer-led planning proposals may be considered where there is no additional cost to government.</p>	<p>The proposed land release and industrial rezoning of land within the Mamre West Land Investigation Area is a developer-led proposal to facilitate the timely release and redevelopment of the land for employment purposes. The proposal addresses each of the relevant provisions of the Draft Structure Plan and is considered to be of State or regional significance having regard to the following:</p> <ul style="list-style-type: none"> ▪ Scale of development: the site is capable of accommodating warehouse and distribution centres with a total floor space of approximately 285,000m² gross floor area and a capital investment value of approximately \$228 million. ▪ Significant employment and economic benefits: the proposed amendment will facilitate the delivery of approximately 1,400 jobs for Western Sydney. ▪ Logical and sound regional planning: the site is adjacent to the existing WSEA land, providing a logical extension of the existing industrial release areas. The site is wholly located within the Penrith local government area and will benefit from the Western Sydney Airport. <p>The proposed zoning and land release has been resolved by way of detailed studies and investigations which confirm that the southern portion of the investigation area is suitable for immediate release and its future industrial use. It has been demonstrated that the site can be developed with proponent infrastructure funding for their site (Lot 2171).</p>

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<p>NSW Long Term Transport Master Plan</p>	<p>The NSW Long Term Master Plan focusses on six key transport challenges:</p> <ul style="list-style-type: none"> ▪ Integrating modes to meet customer needs. ▪ Getting Sydney moving again. ▪ Sustaining growth in Greater Sydney. ▪ Providing essential access to regional NSW. ▪ Supporting efficient and productive freight. ▪ Statewide actions. <p>The potential benefits arising from the actions that relate to the Mamre West Land Investigation Area include:</p> <ul style="list-style-type: none"> ▪ Supporting the growth of new economic centres through investments in the North West Rail Link and the South West Rail Link, new roads in growth corridors, and new bus infrastructure. ▪ Improving freight efficiency and productivity through major investments and efficiencies in the road and rail freight networks and at ports, airports and intermodal terminals, and through the Bridges for the Bush program to improve regional connectivity. 	<p>The proposed land release and industrial rezoning of land within the Mamre West Land Investigation Area is broadly consistent with the objectives and benefits arising from the NSW Long Term Master Plan. It is located close to existing and planned transport infrastructure, allowing for its redevelopment for industrial purposes. The site benefits from close access to the M4 Motorway, providing for efficient linkages with the road freight network.</p> <p>A limited services bus route operates from St Marys railway station to Erskine Park. The current level of service appears to be focussed in the peak morning and afternoon times which are generally consistent with the standard operating hours for a typical industrial development. The existing operation will be satisfactory to accommodate the needs of the proposed industrial development. Additional services could be introduced to meet increased demand within the precinct.</p>

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<p>Employment Lands Development Program</p>	<p>The 2014 Update Report for the Employment Lands Development Program included the following observations:</p> <ul style="list-style-type: none"> ▪ 2013 saw the continued decline in undeveloped and serviced employment land stocks, due mainly to the take-up of land in Western Sydney precincts. In 2012/13 \$496 million (76%) of Industrial Development approvals were for land in Sydney’s West ▪ In 2013 there was sharp increase in take-up of Employment Lands in the key precincts since 2012. 96% of this take-up occurred in Western Sydney. ▪ Employment land stocks have slightly decreased in all categories in 2013. The largest proportional loss was in the undeveloped and serviced category which decreased by 215ha (or 46% of stocks). ▪ There are sufficient stocks of existing undeveloped and proposed future employment lands under both the high and low take-up rates to meet supply standards. There is a consistent undersupply of zoned and serviced land under a high take-up scenario. This illustrates the need to focus on servicing existing zoned land to meet the needs of industry growth. 	<p>The proposed land release and rezoning of land within the Mamre West Land Investigation Area will provide for industrial land to meet demonstrated market demand and in a location with confirmed provision of essential infrastructure. The proposed land release and industrial rezoning is consistent with the strategic planning policy for the Broader WSEA.</p>

STATUTORY PLANNING FRAMEWORK

CONTROL	KEY ISSUES	RESPONSE
<p>Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000</p>	<p>Division 2 in Part 3 of the Environmental Planning and Assessment Act 1979 lists the way in which a SEPP is made:</p> <ul style="list-style-type: none"> ▪ The Governor makes the environmental planning instrument. ▪ State or regional significance is demonstrated. <p>Section 117 of the Act requires Councils to consider a range of matters when seeking to rezone land by way of a Local Environmental Planning Instrument.</p> <p>Clause 270 of the and Environmental Planning and Assessment Regulation 2000 requires that DAs within the IN1 zone in the WSEA not be determined until a contributions plan has been approved under Section 94EA of the Act.</p>	<p>The proposed land release and industrial rezoning of land within the Mamre West Land Investigation Area is of State or regional significance having regard to the scale of development and its employment and economic benefits.</p> <p>While the Ministerial Directions in Section 117 do not apply to the SEPP amendment, each of these matters has been addressed (refer to Appendix B) so that the assessment of the proposal is consistent with other local planning matters.</p> <p>The proposed amendment to the SEPP is accompanied by a draft voluntary planning agreement which will provide for the payment of monetary contributions towards the provision of regional transport infrastructure and services. The VPA is proposed to be entered into under Section 93F of the Act (and to satisfy clause 29 of the WSEA SEPP) and applies to the proponent's land only.</p>
<p>State Environmental Planning Policy (Western Sydney Employment Area) 2009</p>	<p>The primary aim of the WSEA SEPP is to protect and enhance land for employment purposes. It also seeks to:</p> <ul style="list-style-type: none"> ▪ Promote economic development and employment creation by providing for development including major warehousing, distribution, freight transport, industrial, high technology and research facilities ▪ Provide for coordinate planning and development of land ▪ Rezone land for employment or environmental conservation purposes ▪ Improve certainty and regulatory efficiency by providing a consistent 	<p>The proposed land release and industrial rezoning of land within the Mamre West Land Investigation Area is entirely consistent with the aims and objectives of the WSEA SEPP. It seeks to release and rezone land that is suitable for major warehousing, distribution and freight transport. It also recognises the constraints imposed by the floodway and the need to avoid impacts on the riparian areas or the downstream property owners. The strategic planning process undertaken in association with the proposed rezoning has coordinated input from various stakeholders, including State and local government, utility service providers and local residents.</p> <p>The proposed amendment will drive economic growth and</p>

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	<p>planning regime for future development and infrastructure provision</p> <ul style="list-style-type: none"> ▪ Ensure development occurs in a logical, environmentally sensitive and cost-effective manner and after a DCP has been prepared ▪ Conserve and rehabilitate areas that have a high biodiversity or heritage or cultural value, including remnant vegetation <p>The Mamre West Land Investigation Area is located within Precinct 11 (Broader Western Sydney Employment Area) under the provisions of the SEPP. The precinct has been included within the Land Application Map, however, it is yet to be included within the Land Zoning Map, Transport and Arterial Road Infrastructure Plan Map or the Industrial Release Area Map.</p> <p>Part 5 of the SEPP lists the principal development standards that need to be considered in the assessment of future development applications. These standards include:</p> <ul style="list-style-type: none"> ▪ Ecologically sustainable development ▪ Height of buildings ▪ Rainwater harvesting ▪ Development adjoining residential land ▪ Development involving subdivision ▪ Public utility infrastructure ▪ Development on or in the vicinity of proposed transport infrastructure 	<p>employment creation through the timely release of the developable land in the southern portion of the Mamre West Precinct. A site-specific DCP has been prepared in accordance with the provisions of Schedule 4 of the SEPP, taking the provisions of the Erskine Park DCP into consideration and the likely future development within the balance of the Broader WSEA. The principal development standards in Part 5 and the design principles and tree preservation requirements in Part 6 have been incorporated within the DCP so future development proposals are prepared in accordance with the provisions of the SEPP.</p> <p>The draft SEPP amendment is accompanied by a draft Voluntary Planning Agreement. The VPA seeks to make a monetary contribution towards the provision of regional transport infrastructure and services and facilitate the industrial release of Lot 2171.</p>

CONTROL	KEY ISSUES	RESPONSE
	<p>routes</p> <p>Part 6 of the SEPP outlines the special contributions that are payable to facilitate the industrial release of land (clause 29), the design principles relevant to a future development proposal (clause 31) and the preservation of trees and vegetation (clause 32).</p>	
Heritage Act 1977	The Heritage Act includes a range of provisions to address matters of State heritage significance, including the promotion, conservation, identification and protection of matters of State heritage significance.	A <i>Heritage Assessment</i> has been prepared (refer to Appendix C). While the site has some historical significance in relation to its early land grants, the subsequent subdivision and redevelopment of the site means that it does not warrant listing under the provisions of the LEP. The site specific DCP incorporates relevant provisions to address the landscape character of the site within any future development proposals.
National Parks and Wildlife Act 1974	The National Parks and Wildlife Act provides for the legal protection and management of Aboriginal sites and relics within NSW, including consultation with the Office of Environment and Heritage and local Aboriginal groups. It also requires consent to be obtained to disturb or destroy Aboriginal heritage sites/items.	An <i>Aboriginal Cultural Heritage Assessment Report</i> has been prepared (refer to Appendix C). It includes a comprehensive assessment of the potential impacts of the rezoning taking into account consultation with relevant government bodies (including OEH) and the Aboriginal community. It also provides recommendations to be incorporated into the site specific DCP and the future development of the site.
Environmental Protection and Biodiversity Conservation (EPBC) Act 1999	The EPBC Act protects matters of national environmental significance. It requires approval from the Minister where an 'action' will have (or is likely to have) a significant impact on a matter of national environmental significance.	An <i>Ecological and Riparian Assessment</i> has been prepared (refer to Appendix C). The assessment has demonstrated that the proposal will not involve any actions that could have an impact on matters of national environmental significance. The remnant vegetation located within the precinct has been degraded to such an extent that it would not meet the criteria to be considered a Critically Endangered Ecological Community under the EPBC Act.

CONTROL	KEY ISSUES	RESPONSE
		Accordingly, it will not be necessary to refer the proposal to the Minister for consideration.
Threatened Species Conservation (TSC) Act 1995	The Threatened Species Conservation Act 1995 aims to conserve biological diversity and promote ecologically sustainable development by protecting the critical habitat of threatened species, populations and ecological communities.	The <i>Ecological and Riparian Assessment</i> (refer Appendix C) has confirmed that the study area for the Mamre West Land Investigation Area includes several degraded and relatively small areas of native vegetation that are listed under the TSC Act. The majority of the listed vegetation is located within the floodway and will not be affected by the proposal as it cannot be developed. One migratory species was recorded on-site (Cattle Egret), with two threatened microbats (Greater Broad-nosed Bat and Large-footed Myotis) considered to have a moderate likelihood of occurring. The proposed land use changes are unlikely to have any significant impacts, given the location of the hollow bearing trees within the floodway (and outside of the developable area). The site-specific DCP incorporates the key recommendations arising from the <i>Ecological and Riparian Assessment</i> .
Water Management Act 2000	The Water Management Act aims to provide for the sustainable and integrated management of water sources across NSW, including the protection of water sources and their associated ecosystems, ecological processes, biological diversity and water quality.	The <i>Ecological and Riparian Assessment</i> (refer Appendix C) provides an assessment of the riparian areas within the Mamre West Land Investigation Area. The riparian corridors on the site are modified and in a fair to poor condition. Recommendations are provided to minimise the potential impacts of future development on the in-stream habitat and riparian community. Riparian corridor widths are provided for South Creek and each of the tributaries. These recommendations have been incorporated into the site-specific DCP.

CONTROL	KEY ISSUES	RESPONSE
Rural Fires Act 1997	The Rural Fires Act seeks to prevent, mitigate and suppress bush fires and protect life and property from bush fire. The Act requires approval to be obtained for development on bush fire prone land, subject to compliance with standards regarding setbacks, water supply and other matters to minimise risk.	<p>The Mamre West Land Investigation Area is predominantly located within Vegetation Category 2 under the Penrith City Council LGA Bush Fire Prone Land Map, dated February 2015. The residential dwellings along the southern side of Mandalong Close are partly excluded, with a Vegetation Buffer zone located towards the rear of the dwellings. Part of the riparian corridor in the north-western corner of the Investigation Area is located within Vegetation Category 1.</p> <p>The provisions of the Rural Fires Act (and Planning for Bushfire Protection 2006) will be addressed at the development application stage. Appropriate provisions have been included within the site-specific DCP with regard to the management of bushfire risk.</p>
State Environmental Planning Policy (Infrastructure) 2007	The Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across NSW through a consistent planning regime. It identifies matters to be considered in the assessment of infrastructure proposals, as well as development near infrastructure. The SEPP also details the need to consult with relevant authorities during the assessment process (or prior to commencement of works).	<p>The land within the Mamre West Land Investigation Area is serviced, however, upgrades to existing infrastructure will be required to facilitate redevelopment. Details of the key findings and recommendations are summarised within Appendix C.</p> <p>The draft SEPP amendment is also accompanied by a draft Voluntary Planning Agreement.</p>
State Environmental Planning Policy No 55 – Remediation of Land	SEPP55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or the environment. It details when consent is required for remediation work and specifies considerations for the rezoning or redevelopment of land.	Two Stage 1 Contamination Assessment reports have been prepared (refer to Appendix C). The reports conclude that the land is suitable for rezoning to IN1 General Industrial, however, parts of the Precinct will require additional investigations at the development application stage to confirm the preliminary findings and where necessary, address the areas of environmental concern. The relevant requirements have been included within the site-specific DCP.

CONTROL	KEY ISSUES	RESPONSE
<p>Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2-1997)</p>	<p>The REP is considered to be a deemed environmental planning instrument under the current planning provisions. It aims to protect the environment of the Hawkesbury-Nepean River system by ensuring the impacts of future land uses are considered within the regional context. Development within the catchment is required to address the general and specific principles and controls to avoid unacceptable impacts on the catchment.</p>	<p>The SEPP amendment is accompanied by a number of specialist reports which address the general and specific principles and controls contained within the SREP, including:</p> <ul style="list-style-type: none"> ▪ <i>Overland Flow Report (Stage 1 and 2)</i> ▪ <i>Traffic Impact Assessment</i> ▪ <i>Operational Noise Assessment</i> ▪ <i>Ecological and Riparian Assessment</i> ▪ <i>Aboriginal Cultural Heritage Assessment Report</i> ▪ <i>Heritage Assessment</i> ▪ <i>Stage 1 Environmental Site Assessment</i> ▪ <i>Phase 1 Environmental Site Assessment</i> ▪ <i>Public Utility Infrastructure Servicing Report</i> <p>The key findings and recommendations of each of the above reports have been included within the site-specific draft DCP which accompanies the draft SEPP amendment. These matters will be addressed further during the detailed design for future development applications.</p>

CONTROL	KEY ISSUES	RESPONSE
<p>Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014</p>	<p>The majority of land within the Mamre West Precinct is zoned RU2 Rural Landscape under LEP 2010. The riparian areas along the South Creek corridor are zoned E2 Environmental Conservation. Other key matters under the LEP include:</p> <ul style="list-style-type: none"> ▪ Lot Size: minimum subdivision lot size of 40 hectares ▪ Scenic and Landscape Values: all of the RU2 zoned land is considered to have scenic and landscape value. ▪ Flood Prone Land: the majority of land within the Mamre West Land Investigation Area is located within the flood planning area under the LEP ▪ Heritage: the site does not contain any heritage items, however, the land to the north-west on the opposite side of South Creek contains two heritage items – the ‘Leeholme Horse Stud Rotunda’ (Item 232) and the ‘Canine Council dwelling’ (Item 846). <p>The DCP supplements the LEP with detailed planning guidelines, including city-wide, land use controls and key precinct controls.</p>	<p>The draft SEPP amendment will rezone part of the Mamre West Land Investigation Area to IN1 General Industrial under the provisions of the WSEA SEPP. The land to be affected by the SEPP amendment is limited to the land within the southern part of the Investigation Area.</p> <p>A site-specific DCP has been prepared in accordance with the requirements of the SEPP. Where relevant, it incorporates relevant provisions from the Penrith DCP so that the future development will be generally consistent with the existing and likely future development within the surrounding locality.</p> <p>The provisions of the WSEA SEPP and the site-specific DCP are the relevant environmental planning instruments that will be used to assess development applications following the release and industrial rezoning of land within the Mamre West Land Investigation Area.</p>

Appendix B – Consistency with Section 117 Statutory Directions

DIRECTION	RESPONSE
1. Employment and Resources	
1.1 Business and Industrial Zones	The proposal seeks to provide employment growth in an appropriate location and in accordance with the WSEA SEPP.
1.2 Rural Zones	The release and rezoning of the nominated land is consistent with the strategic planning policy established within the Broader Western Sydney Employment Area Structure Plan. The proposed rezoning for industrial purposes is in accordance with the studies which underpinned the inclusion of Precinct 11 within the Land Application Map and the provisions of the WSEA SEPP.
1.3 Mining, Petroleum Production and Extractive Industries	This direction is not applicable to the Precinct
1.4 Oyster Aquaculture	This direction is not applicable to the Precinct
1.5 Rural Lands	This direction is not applicable to the Precinct
2. Environment and Heritage	
2.1 Environment Protection Zones	The proposal seeks to rezone the developable land to IN1 General Industrial under the provisions of the WSEA SEPP. The balance of the land will remain RU2 Rural Landscape and E2 Environmental Protection under the provisions of Penrith LEP 2010.
2.2 Coastal Protection	This direction is not applicable to the Precinct
2.3 Heritage Conservation	Detailed studies and investigations have been completed to assess the Aboriginal and non-indigenous heritage significance of the site. The <i>Aboriginal Cultural Heritage Assessment Report</i> prepared by Biosis assesses the potential impacts on Aboriginal sites and relics and documents the consultation undertaken with relevant authorities and Aboriginal organisations. The <i>Heritage Assessment</i> prepared by City Plan Services confirms the site does not warrant a heritage listing under the LEP. The report recommendations have been incorporated into the site-specific DCP so future development proposals include additional investigations, ongoing consultation with the Aboriginal community and

DIRECTION	RESPONSE
	mitigate the potential impacts on scenic values.
2.4 Recreation Vehicle Areas	This direction is not applicable to the Precinct
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	This direction is not applicable to the Precinct
3.2 Caravan Parks and Manufactured Home Estates	This direction is not applicable to the Precinct
3.3 Home Occupations	This direction is not applicable to the Precinct
3.4 Integrating Land Use and Transport	The proposal will provide for the industrial release and rezoning of land to provide jobs closer to home. It will also provide for the efficient movement of freight by road, taking advantage of the M4 Motorway and the regional road network.
3.5 Development Near Licensed Aerodromes	This direction is not applicable to the Precinct
3.6 Shooting Ranges	This direction is not applicable to the Precinct
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The proposal is consistent with this direction as the nominated land is considered suitable for the proposed industrial use and is unlikely to result in any significant adverse environmental impacts arising from its future redevelopment.
4.2 Mine Subsidence and Unstable Land	This direction is not applicable to the Precinct
4.3 Flood Prone Land	Detailed consideration has been given to the relevant floodplain policies and guidelines to determine the development potential of the Mamre West Land Investigation Area. The majority of land within the eastern portion of the Investigation Area is located outside of the floodway. Detailed assessment will be provided at the development application stage and

DIRECTION	RESPONSE
	in accordance with the provisions of the site-specific DCP.
4.4 Planning for Bushfire Protection	The Mamre West Land Investigation Area is predominantly located within Vegetation Category 2 under the Penrith City Council LGA Bush Fire Prone Land Map, dated February 2015. The residential dwellings along the southern side of Mandalong Close are partly excluded, with a Vegetation Buffer zone located towards the rear of the dwellings. Part of the riparian corridor in the north-western corner of the Precinct is located within Vegetation Category 1. The provisions of the <i>Planning for Bushfire Protection 2006</i> will be addressed at the development application stage. Appropriate provisions have been included within the site-specific DCP with regard to the management of bushfire risk.
5. Regional Planning	
5.1 Implementation of Regional Strategies	This direction is not applicable to the Precinct
5.2 Sydney Drinking Water Catchments	This direction is not applicable to the Precinct
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	This direction is not applicable to the Precinct
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	This direction is not applicable to the Precinct
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	This direction is not applicable to the Precinct
5.6 Sydney to Canberra Corridor	This direction is not applicable to the Precinct
5.7 Central Coast	This direction is not applicable to the Precinct
5.8 Second Sydney Airport: Badgerys Creek	This direction is not applicable to the Precinct
5.9 North West Rail Link Corridor Strategy	This direction is not applicable to the Precinct

DIRECTION	RESPONSE
6. Local Plan Making	
6.1 Approval and Referral Requirements	This direction is not applicable to the Precinct
6.2 Reserving Land for Public Purposes	This direction is not applicable to the Precinct
6.3 Site Specific Provisions	This direction is not applicable to the Precinct
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	The proposed land release and industrial rezoning of land within the Mamre West Land Investigation Area addresses the objectives and key priorities <i>in A Plan for Growing Sydney</i> as outlined in detail within the <i>Land Use and Infrastructure Delivery Plan</i> and within Appendix A of this document. The proposal will deliver jobs within close to home, drive economic growth through the release of the land for employment purposes, improve infrastructure by way of monetary contributions and physical works and protect the natural environment by limiting the potential development area to the land outside of the floodway.

Appendix C – Specialist Studies

A range of specialist studies have been prepared to provide baseline data and an assessment of potential impacts to inform the proposed amendment of the SEPP. The following table provides a summary of the key findings of the research and investigations. It also provides a response to each of the key issues identified within the specialist reports and the way in which these matters have been addressed in the final exhibition documentation. Copies of the reports are available on the Department’s website.

TECHNICAL STUDY	KEY ISSUES	DEVELOPMENT OUTCOMES
<p>Transport, Traffic and Access</p>	<p>The Ason Group, in consultation with the Roads and Maritime Service, has undertaken an assessment of the potential impacts of the proposed development on the surrounding road network, including Mamre Road and Erskine Park.</p> <p>The ultimate access arrangement (i.e. when the north-eastern portion of the Precinct is developed) will comprise of two access points off Mamre Road.</p> <ul style="list-style-type: none"> ▪ The primary access to the Precinct will be provided via a new western connection to the existing signalised T-intersection of Mamre Road with James Erskine Drive. ▪ The secondary access will also be provided via a left-in/left-out priority controlled intersection located at the existing Mandalong Close and new intersection approximately 500 metres south of the existing intersection with James Erskine Drive. <p>Recognising that development of the Proponent’s land will occur before the remaining areas within the Precinct, and interim access arrangement to the Proponent’s land will be provided including a ‘seagull’ intersection where the eventual secondary access is located. Once the land to the north of Lot 2171 is developed, the</p>	<p>The traffic impact assessment has considered the likely requirements and potential impacts associated with the total developable area of land within the Mamre West Land Investigation Area.</p> <p>The site-specific DCP includes appropriate objectives and controls to guide the delivery of the required transport infrastructure as part of the future development applications for subdivision and development, including ongoing discussions with the RMS regarding the location of the new intersections on Mamre Road.</p>

TECHNICAL STUDY	KEY ISSUES	DEVELOPMENT OUTCOMES
	<p>intersection will be downgraded to the left-in/left-out arrangement.</p> <p>An explanation of intended effect has been prepared by the Department of Planning & Environment to secure access for the proponent to the Primary Access at James Erskine Drive (which is located on neighbouring property). This is to ensure the proponent is not “land-locked” and has access to a suitable access arrangement due to the size of the proposed development.</p> <p>An internal industrial road will provide vehicle access for each of the proposed future lots. No direct access will be permitted from Mamre Road to avoid potential impacts on traffic flows and road safety.</p> <p>Car parking will be provided in accordance with RMS requirements, having regard to the locality of the site, availability of existing and likely future transport infrastructure and the anticipated operating hours of future industrial users.</p>	
<p>Flooding and Stormwater Management</p>	<p>The assessment of the flooding and stormwater impacts of the rezoning proposal was undertaken by Costin Rose Consulting in two stages. The first stage comprised the model building and validation, including:</p> <ul style="list-style-type: none"> ▪ Building a 2D hydrodynamic flood model of South Creek in the vicinity of the study area for the existing scenario ▪ Modelling using the TUFLOW modelling engine with the main creek channel and overbank areas being modelled in 2D ▪ Modelling of 5%, 2%, 1%, 0.5% AEP storms for the existing site 	<p>Ongoing discussions were held between the proponent, Council and the Department throughout the preparation of the flooding and stormwater documentation and the strategic planning process for the proposed rezoning.</p> <p>The proposed rezoning is to include only the land in the southern portion of the Investigation Area. This land is predominantly located outside of the floodway. The capacity of the Investigation Area to incorporate further development (including some filling) has been addressed within the scenario testing for the land release and rezoning of the Investigation Area.</p>

TECHNICAL STUDY	KEY ISSUES	DEVELOPMENT OUTCOMES
	<p>with validation against the modelling produced in the Council Flood Study</p> <ul style="list-style-type: none"> ▪ A Digital Terrain Model (DTM) based on a combination of detailed ground survey completed during late 2014 and mid 2015 and LIDAR information ▪ Reporting of Stage 1 modelling to Penrith City Council for a peer review by Worley Parsons (who compiled the South Creek Flood Study) and reporting and modelling to be utilised in the Stage 2 Scenario Testing. <p>The first phase of works concluded that the TUFLOW modelling is suitable for use in the scenario testing of the proposed impacts of the future development on flooding. The second stage of works comprised the scenario testing, including:</p> <ul style="list-style-type: none"> ▪ Scenario testing of pre and post construction configurations utilising the model build as defined in the Stage 1 report ▪ Scenario testing for the range of AEP events defined in the Stage 1 report ▪ Scenario testing including differences in flood levels, velocity and general hydraulics ▪ Scenario testing for the development of Lot 2171 and the residual developable lands. 	<p>Future developments applications for the site will be accompanied by appropriate documentation to assess the potential flooding impacts. Flood studies will be prepared in accordance with the NSW Government's <i>Floodplain Development Manual: the management of flood liable land</i> (April 2005) and the provisions of the site-specific DCP.</p>
Ecological and Riparian	The <i>Ecological and Riparian Assessment</i> prepared by Ecoplanning comprises an assessment of the potential impacts of the proposed	The study area for the ecological and riparian assessment included the entire Mamre West Land Investigation Area.

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	<p>rezoning on the threatened flora and fauna species, plant community types and threatened ecological communities and the drainage lines located within the study area.</p> <p>The report concludes that the ecological and riparian issues do not constrain the development potential of the site to any significant extent, noting that the areas of significant vegetation are generally located within the floodway and are unlikely to be redeveloped.</p> <p>Management and mitigation measures are included throughout the report to avoid and/or mitigate the potential impacts associated with the clearing of hollow bearing trees. Vegetated corridors and riparian buffers are also recommended to limit potential development impacts and to improve the health and condition of the riparian corridors.</p>	<p>The majority of the recommended management and mitigation measures do not apply to Lot 2171. However, each of the recommendations has been incorporated into the site-specific DCP so that the requirements will apply to the rezoning of the land within the Mamre West Land Investigation Area.</p>
Aboriginal Heritage	<p>The <i>Aboriginal Cultural Heritage Assessment Report</i> prepared by Biosis assesses the potential impacts of the Mamre West Land Investigation Area on Aboriginal sites and relics and documents the consultation undertaken with the relevant authorities and Aboriginal organisations.</p> <p>The report considers the potential implications arising from the potential rezoning of the Mamre West Land Investigation Area, as well as the redevelopment of Lot 2171. There are no Aboriginal sites within the study area, however, there are a number of sites located within close proximity, including one Aboriginal site located within five metres of the eastern boundary. The survey of the study area and the outcomes of the consultation process have indicated that some parts of the site have a high level of cultural significance,</p>	<p>The study area for the Aboriginal heritage assessment included the entire Mamre West Land Investigation Area.</p> <p>Further investigations will be required to be conducted as part of any future development application for subdivision and/or development, including earthworks.</p> <p>The management recommendations have been incorporated into the site-specific DCP so that any future development proposals include further investigations and consultation with the Aboriginal community.</p>

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	<p>including the areas which are close to water sources and particularly the area near the confluence of South Creek and Cosgroves Creek.</p> <p>Management recommendations arising from the consultation process are provided to avoid potential impacts on the Aboriginal heritage significance of the site.</p>	
<p>Non-Indigenous Heritage</p>	<p>The <i>Heritage Assessment</i> prepared by City Plan Services assesses the historical (non-indigenous) heritage significance of the Mamre West Land Investigation Area.</p> <p>The report has demonstrated that while the site has some associative heritage significance with regard to the Australian beef industry, it is not significant with regard to any other criteria and does not warrant a heritage listing under the LEP. Accordingly, the report concludes that the proposed rezoning will not have any impact on areas of identified European cultural values.</p> <p>The report includes recommendations to maintain a sense of the agricultural landscape using a 10 metre wide buffer zone along Mamre Road. It also includes a recommendation that a formal Historical Archaeological Assessment be undertaken if any excavation or development works are proposed on the land comprising the former Erskine Park Public School.</p>	<p>The study area for the historical (non-indigenous) heritage assessment included the entire Mamre West Land Investigation Area.</p> <p>The area of land which is identified as having potential archaeological significance associated with the former Erskine Park Public School, generally in the vicinity of the child care centre. The DCP includes a recommendation that a formal Historical Archaeological Assessment be undertaken if any excavation or development works are proposed on this land.</p> <p>The recommended landscaped buffer zone along the Mamre Road boundary has also been incorporated into the site-specific DCP to mitigate the potential impacts of future development on the landscape character of the locality.</p>
<p>Acoustic and Vibration</p>	<p>The <i>Acoustic Assessment</i> prepared by Acoustic Logic provides an assessment of the appropriateness of the proposed industrial zoning, having regard to the site context and an analysis of the typical operational noise likely to be generated by the future</p>	<p>Appropriate controls have been incorporated into the site-specific DCP to ensure that appropriate mitigation measures are provided (where necessary) to ensure a suitable level of amenity is maintained in the surrounding area.</p>

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	<p>industrial development.</p> <p>It indicates that the site is capable of accommodating industrial uses and that future development can comply with relevant noise emission criteria, subject to the adoption of acoustic mitigation measures.</p>	<p>The siting, design and operations of any future development proposals will address the relevant noise criteria and avoid unacceptable impacts on the locality.</p>
Utility Services	<p>The Initial Servicing Strategy have confirmed that services are available to the Investigation Area, including:</p> <ul style="list-style-type: none"> ▪ Water and sewer: the site will benefit from water and sewer services in 2016, subject to Strategic Servicing Planning with Sydney Water. A 250mm trunk water main is located near the north-eastern corner of Lot 2171, within the Mamre Road reserve, south of the James Erskine Drive intersection. A 750mm trunk sewer main (Mamre Road Carrier) is also located at the north-east corner of the Mamre West Precinct. ▪ Energy and telecommunications: electricity, telecommunications and gas are available within the Mamre Road reserve, including an underground feeder (MM1192), a 110mm polyethylene gas main (210 kPa) and two P100 Telstra conduits (including mains copper cables and optical fibre cables). <p>It is anticipated that the existing services will be upgraded as required to facilitate the redevelopment of the site for industrial uses.</p> <ul style="list-style-type: none"> ▪ Water and sewer: a direct connection can be made to the 250mm trunk water main near the north-eastern corner of Lot 2171. A 900m 225mm lead-in main will need to be constructed along the 	<p>The proponent will fund the planning, design and construction of the utility services upgrades required to service their site.</p> <p>The investigations and consultation considered the potential requirements for the servicing of the entire Precinct, taking into account the anticipated developable area (ie land located outside of the floodway). Further information will be required by servicing authorities for development of lands within the Precinct at the Development Application stage.</p>

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	<p>western side of Mamre Road to provide a sewer connection to the proponent's site.</p> <ul style="list-style-type: none"> ▪ Gas: a shared trench arrangement will be adopted should gas be required for the development. ▪ Telecommunications: a telecommunications consultant will be engaged once final loads and concept layouts are finalised. Consultation and design certification will be undertaken to provide a fibre ready pit and pipe in accordance with Telstra guidelines. 	
Contamination	<p>The <i>Stage 1 Environmental Site Assessment</i> prepared by Coffey Geotechnics Pty Ltd and the <i>Phase 1 Environmental Site Assessment</i> prepared by Zoic Environmental Pty Ltd confirms that the site is suitable for industrial use.</p> <p>The Coffey report did not identify any sources of contamination on Lot 2171. The report concludes that there is a low potential for contamination of the subsurface of the site and the site is suitable for the proposed industrial use. No recommendations are provided for any additional site investigations.</p> <p>The Zoic report applies to the balance of the Mamre West Precinct (ie excluding Lot 2171). The report concludes that the potential for land contamination is low and the sites are likely to be suitable for future industrial uses. Further assessment will be required at the development application stage to confirm the suitability of the site for the proposed land use changes. Additional investigations are recommended for the potential areas of environmental concern.</p>	<p>No additional investigations are required to be completed prior to development applications being lodged for Lot 2171.</p> <p>However, further consideration should be made for the other developable land within the Investigation Area. The recommended investigations for the potential areas of environmental concern have been incorporated into the site-specific DCP.</p>