

ATTACHMENT E
STATE ENVIRONMENTAL PLANNING POLICIES

INSTRUMENT		RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
<u>S.E.P.P.</u>			
1	Development Standards	NO	
4	Development without Consent and Miscellaneous Exempt & Complying Development	NO	
6	Number of Storeys in a Building	NO	
10	Retention of Low-Cost Rental Accommodation	NO	
19	Bushland in Urban Areas	NO	
21	Caravan Parks		
22	Shops and Commercial Premises	YES	Consistent
30	Intensive Agriculture	NO	
32	Urban Consolidation	NO	
33	Hazardous and Offensive Development	NO	
50	Canal Estate Development	NO	
55	Remediation of Land	NO	
62	Sustainable Aquaculture	NO	
64	Advertising and Signage	NO	
65	Design Quality of Residential Flat Development	NO	
70	Affordable Housing (Revised Schemes)	NO	
	Housing for Seniors or People Living with a Disability (2004)	NO	
	Building Sustainability Index: BASIX 2004	NO	
	Major Projects 2005	NO	
	Sydney Region Growth Centres 2006	NO	
	Mining, Petroleum Production and Extractive Industries 2007	NO	
	Temporary Structures and Places of Public Entertainment (2007)	NO	
	Infrastructure (2007)	YES	Consistent
	SEPP (Exempt and Complying Development Code) 2008	YES	Consistent
	SEPP (Affordable Rental Housing) 2009	NO	
<u>SYDNEY REP</u>			
9	Extractive Industry	NO	
18	Public Transport Corridors	YES	Consistent
19	Rouse Hill Development Area	NO	
20	Hawkesbury – Nepean River	NO	

ATTACHMENT F
SECTION 117 DIRECTIONS

<u>S117(2) MINISTERIAL DIRECTIONS</u>	<u>RELEVANT?</u> <u>(YES/NO)</u>	<u>(IF RELEVANT)</u> <u>INCONSISTENT/</u> <u>CONSISTENT</u>
1. Employment and Resources		
1.1 Business and Industrial Zones	YES	Inconsistent - see below
1.2 Rural Zones	NO	
1.3 Mining, Petroleum Production and Extractive Industries	NO	
1.4 Oyster Aquaculture	NO	
1.5 Rural Lands	NO	
2. Environment and Heritage		
2.1 Environmental Protection Zones	NO	Consistent
2.2 Coastal Protection	NO	
2.3 Heritage Conservation	NO	
2.4 Recreation Vehicle Areas	NO	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	NO	Consistent
3.2 Caravan Parks and Manufactured Home Estates	NO	
3.3 Home Occupations	NO	
3.4 Integrating Land Use and Transport	YES	
3.5 Development Near Licensed Aerodromes	NO	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	NO	Consistent
4.2 Mine Subsidence and Unstable Land	NO	
4.3 Flood Prone Land	NO	
4.4 Planning for Bushfire Protection	NO	
5. Regional Planning		
5.1 Implementation of Regional Strategies	NO	Consistent
5.2 Sydney Drinking Water Catchments	NO	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NO	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NO	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	NO	
5.6 Sydney to Canberra Corridor	NO	
5.7 Central Coast	NO	
5.8 Second Sydney Airport: Badgerys Creek	NO	
6. Local Plan Making		

<u>S117(2) MINISTERIAL DIRECTIONS</u>	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
6.1 Approval and Referral Requirements	NO	
6.2 Reserving Land for Public Purpose	NO	
6.3 Site Specific Provisions	YES	Consistent
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Strategy	YES	Consistent

1.1 Business and Industrial Zones

This Direction applies when a Council prepares a draft LEP that affects land within an existing or proposed business and industrial zone. The objectives of Direction 1.1 are to *encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres.*

The proposed development would result in a reduction of available business land whilst increasing the amount of retail development that would otherwise not be permissible within the Employment 10(a) Business Park Zone. In regards to this Direction, retail development reflects employment growth and is significant towards the functioning and viability of Circa Business Centre as a employment zone. The proposal will cater for the current and future workers of the locality generated by surrounding development particularly the Norwest Private Hospital and Resmed.

It is proposed that instead of altering the zone to Business 3(a) Retail, the "enabling clause" will be utilised to allow limited retail as an additional activity on the subject site. This provides exceptions to the zone without changing the zone and associated objectives of the current Zone. Further the "enabling clause," will restrict retail uses on the ground floor levels only and will not lead to a great loss of business/office development within the Centre. It should also be noted that under Employment 10(a) Business Park Zone, cafes and restaurants are permitted uses and it is likely that ground floor levels within mixed use developments will be dedicated for these uses. Further, speciality retail is considered complementary to restaurant and café uses.

