

Compliance Table – State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Control	Requirement	Proposal	Compliance
Height of the Building	16 metres	11.5 metres	Yes
Floor Space Ratio	1:1	0.23:1	Yes
Allotment size	Minimum 2000sqm	60,148sqm	Yes
Streetscape and allotment frontages	7.5 metres setback to buildings	57 metres from the eastern road, 19.975 metres from the western road The landscape areas have a setback of 7.5 metres	Yes
Allotment landscape	<ul style="list-style-type: none"> - A landscape plan must be submitted - Landscaped areas are required between buildings - Landscaping must be integrated to reduce the scale of development, identify entries - Landscaping should incorporate hard and soft landscape elements in pavements, retaining walls, low walls and terracing, trees, garden bed planting and turfed areas and irrigation - Landscaping area must be provided with an automatic trickle irrigation system installed below mulch level and be connected to the rainwater tank - Landscaped areas are to be separated from vehicular access areas by an appropriate edge, preferable a raised kerb 	<p>A landscape plan has been submitted</p> <p>The landscaping is considered suitable for the proposed development and complements the site, all landscaped areas are separated by hard surfaces by a raised kerb. The proposal does not include any storage areas within landscaped areas.</p>	<p>Yes</p> <p>The implementation of the landscape plan as a pre Occupation Certificate matter will be conditioned accordingly on any consent granted. (Condition 12.4.1)</p>

	<ul style="list-style-type: none"> - No storage is allowed within landscaped areas 		
Landscaping of car parking areas	<ul style="list-style-type: none"> - Large canopy tree plantings maximum intervals of 25m (9 parking bays) - Tree plantings minimum 2m bay of deep soil - Car parking bays to have raised kerb barrier and native groundcover planting - Lighting shall be designed to coordinate with tree layout - Retaining walls no greater than 3 metres in height 	<p>Suitable landscaping is proposed for the car parking areas with large canopy trees provided at 25 metre intervals, all car parking areas are provided with raised kerbs</p> <p>No retaining walls are greater than 3 metres in height</p>	Yes
Communal areas	<ul style="list-style-type: none"> - Minimum 3% of the total site area shall be provided as a communal area for use and enjoyment of employees and visitors - Shall be suitably landscaped and accessible from the main office component - Communal areas shall be embellished with shade, tables and chairs - Communal areas must be provided with a minimum of 2 hours direct sunlight between 11am and 3pm on 21st June 	<p>A total of 1,804sqm is required and 199sqm is provided (being 55sqm outdoor space and 144sqm indoor as a staff room)</p> <p>Whilst the areas do not achieve compliance with the 3% of the site area requirement, the areas provided are considered acceptable and will provide staff and visitors with opportunities for both indoor and outdoor areas. The outdoor area will be embellished with shade, tables and chairs and sufficient solar access is achieved.</p>	No. Applicant seeks a variation to the 3% rule. This is examined separately in the report .
Setbacks	<ul style="list-style-type: none"> - 7.5m 	The building will be setback well in excess of the minimum setback of	Yes

		7.5 metres from the estate roads.	
Building design and siting	<ul style="list-style-type: none"> - Blank building facades facing the primary street frontage are not permitted - The built form and architecture of buildings located at street corners should enhance its location - The location of roller shutters, loading docks and other building openings should be so that they do not detract from the overall appearance of the building. Where possible, roller shutters and the like should not be located on the primary street frontage. 	<p>The proposal does not include blank walls; the design of the building responds to the street corner. The service road will be adequately screened along the estate road through the use of dense landscaping.</p>	<p>Yes, however to enhance the external appearance a condition has been imposed requiring the use of masonry and glass elements on the external façade. (Condition 4.2.1)</p>
External building materials and colours	<ul style="list-style-type: none"> - External finishes should be constructed of durable, high-quality and low maintenance materials - External finishes should contain a combination of materials and colours 	<p>The façade of the building will comprise of painted external walls in a beige colour. Window frames will comprise of pre finished metal. The roof will be constructed of pre finished metal sheeting. The external finishes are considered acceptable and are consistent approved developments nearby.</p>	<p>Yes, however to enhance the external appearance a condition has been imposed requiring the use of masonry elements on the external façade. (Condition 4.2.1)</p>
Entrance Treatment	<ul style="list-style-type: none"> - Entries to buildings should be clearly visible, well signed posted and lit to pedestrians and motorists. 	<p>The entrance to the building is clearly defined and well signposted with suitable lighting.</p>	<p>Yes</p>
Ancillary buildings,	<ul style="list-style-type: none"> - Must be located 	<p>There are no</p>	<p>Yes</p>

storage and service areas	<p>behind the setbacks lines and be consistent with the design of the main building</p> <ul style="list-style-type: none"> - Tanks shall be appropriately screened from view 	<p>ancillary buildings or storage within the setbacks</p> <p>Underground rainwater tanks are proposed</p>	
Ecologically Sustainable Development	<ul style="list-style-type: none"> - New buildings must achieve a minimum 4 star Green Star rating from the Green Building Council of Australia - Development shall incorporate water efficient fixtures such as taps, shower taps, and toilets. The fixtures must be AAA rated under the National Water Conservation Rating and Labelling Scheme. 	<p>A 4 star Green Star rating is achieved and water efficient fixtures are used in the construction</p>	Yes
Fencing	<ul style="list-style-type: none"> - Low features walls are encouraged at entry driveways - Front and side fences forward of the building line shall be open wrought iron palisade style fence, either dark green or black - Side fencing behind the building line may be chain wire mesh or similar open style fence plastic coated in dark green or black - Fencing must be setback 1m from the front property boundary - Fencing along boundaries must not exceed 3 	<p>Fencing is not proposed as part of this application, this is to keep an open landscaped appearance.</p> <p>In addition, security measures (including CCTV and lighting of the car parking areas) will be in place to assist in maintaining safety for loading docks, to staff and visitors.</p> <p>(Condition 12.6)</p>	Yes

	metres		
Signage and lighting	<ul style="list-style-type: none"> - Signage is to relate to the use and identify the business name - Business identification signage should be attached to the wall of the main building - Free standing signs will only be permitted where signs are integrated with landscaping and the visual character - Signage shall not exceed 10% of any façade or wall of a building - Signage shall not be moveable or have flashing components 	Signage for the proposal is considered acceptable the proposed signage does not exceed more than 10% of any façade or wall. An assessment has been undertaken against SEPP 64, see comments in Attachment 6 .	Yes
Vehicular access	<ul style="list-style-type: none"> - Vehicular access shall be designed to avoid conflicts with pedestrians - Adequate space shall be provided for loading and unloading - Loading facilities should be located at the rear of developments - All vehicles must enter and exit the site in a forward direction 	Vehicular access to the site will be provided via the constructed private roads on the northern and eastern side of the site. Access to the petrol station will provided internally via the main car park. Access to the loading dock is via the southern estate road.	Yes. Vehicular access is considered acceptable. No objections have been raised by TMS or the RMS to the proposal.
Parking	A rate of 1 space per 22sqm GFA is applied.	13,575sqm requires 617 spaces A total of 713 spaces are provided, including 15 accessible car spaces, 14 spaces for the tyre service and 43 staff car parking spaces. The proposal	Yes, the proposal provides sufficient on site car parking and bicycle parking. The service station has no provision of car parking spaces as all payments are made at the dispenser therefore it

		provides 11 bicycle racks for storage for 22 bicycles.	is not similar to a traditional service station. It is also only to be used by members.
Waste Management	<ul style="list-style-type: none"> - Appropriate waste management processes in place 	Appropriate waste management measures are proposed to be implemented. A condition of consent will be imposed requiring compliance with the approved Waste Management Plan.	Yes, subject to a condition of consent (condition 4.2.10)
Safety and Surveillance	<ul style="list-style-type: none"> - Submission of a crime Risk Assessment Report - Buildings shall be designed to provide casual surveillance 	A crime risk assessment has been submitted and is considered acceptable. The building has been designed to provide casual surveillance including CCTV and lighting of the car parking areas will assist in surveillance.	Yes, condition to be imposed requiring installation of CCTV. (Condition 12.6)