

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The following is an assessment of the proposed development's compliance with the controls in the SEPP.

Clause	Requirement	Provided	Compliance
Appendix 1, 6.1 Public Utility Infrastructure.	The consent authority is to be satisfied that essential public utility infrastructure is available or that adequate arrangements have been made to make that infrastructure available when required.	A standard condition is recommended to ensure that essential public utility infrastructure will be provided when required.	Yes.
Appendix 1, 6.6 Development in Special Areas.	Development consent is not to be granted for development within a special area unless a development control plan that provides for detailed development controls has been prepared for the land.	The Turner Road Development Control Plan 2007 applies to the site and Part B3 of that development control plan specifies detailed development controls for the Turner Road Employment Area in which this site is located.	Yes.

Camden Development Control Plan 2011 (Camden DCP)

The following is an assessment of the proposed development's compliance with the controls in the Camden DCP.

Control	Requirement	Provided	Compliance
A2 Notification Requirements.	DAs are to be publicly exhibited in accordance with the Camden DCP.	The DA has been publicly exhibited in accordance with the Camden DCP.	Yes.
B1.1 Erosion and Sedimentation.	Appropriate erosion, sediment and dust control measures must be implemented.	Standard conditions are recommended to address this matter.	Yes.

B1.2 Earthworks.	Cut and fill should be minimised.	Minor earthworks are proposed and are considered reasonable to facilitate the proposed development.	Yes.
	Only virgin excavated natural material should be used as fill.	A standard condition is recommended to address this matter.	Yes.
B5.1 Off Street Car Parking Rates/ Requirements.	Car parking to be determined on the characteristics of the facility. A submission based on parking arrangements for similar facilities may be required.	<p>A traffic report was submitted in support of the application which assessed the car parking rate for the food and drink premises, recreation facilities and the cinema against a similar site in Warriewood. Refer to assessment report regarding car parking compliance.</p> <p>The report concluded that a parking provision of 333 spaces would be required to accommodate Friday evening peak demands of all uses combined with no linked trips occurring. Accounting for the surveyed links trips between cinema/eateries, the expected parking demand would be 273 car spaces. A total of 298 car spaces have been proposed which is satisfactory.</p>	Yes.
	Parking for bicycles and motorcycles is required at the rate of 1 bicycle and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces.	<p>A total of 11 bicycle and motorcycle spaces are required.</p> <p>The proposal includes 17 motorcycle and 30 bicycle spaces.</p>	Yes.
	1 space per 4,000sqm GFA or part thereof for areas up to	Three service bays are required for the development.	Yes.

	2000sqm; thereafter 1 space per 8,000sqm GFA or part thereof (50% of spaces adequate for trucks).	The development provides five loading bays. One of the loading bays can accommodate a 12.5m heavy rigid vehicle.	
--	---	--	--

Turner Road Development Control Plan 2007 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP.

Control	Requirement	Provided	Compliance
Part A, 2.1 Indicative Layout Plan (ILP).	Development to be undertaken generally in accordance with the ILP.	The proposed development is generally consistent with the ILP in that it proposes business development compatible land uses as identified for the site.	Yes.
Part A, 2.5 Hierarchy of Centres and Employment Areas.	The Turner Road business development area is to provide for a range of business development type activities, including bulky goods premises and business premises.	The proposed development is consistent with this requirement in that it will provide a range of business development type activities and compatible land uses.	Yes.
Part A, 6.2 Flooding and Watercycle Management.	Compliance with Council's Engineering Specifications.	A standard condition is recommended to address this matter.	Yes.
	Compliance with the DCP's environmental stormwater objectives.	The DA has demonstrated compliance with the DCP's environmental stormwater objectives.	Yes.
Part A, 6.3 Salinity and Soil Management.	Salinity resistant construction.	A condition is recommended that requires compliance with a previously approved salinity management plan for the site.	Yes.
	Sediment and erosion control to be provided.	A standard condition is recommended to address this matter.	Yes.
Part A, 6.8	A contamination assessment in	Contamination was addressed as part of	Yes.

Contamination Management.	accordance with Council's Management of Contaminated Lands Policy is required.	DA/2012/752/1 which approved the bulky good premises on the site. The site is suitable for the intended use. A standard contingency condition is recommended that requires if any contamination is found during construction it must be managed in accordance with Council's Management of Contaminated Lands Policy.	
Part A, 6.10 Acoustics.	Compliance with Council's Environmental Noise Policy (ENP).	The applicant has submitted an acoustic report in support of the DA. The report demonstrates that the proposed development can comply with the ENP. Council staff have reviewed the report, agree with its findings and are satisfied that the proposed development can comply with Council's ENP subject to the conditions attached to this report.	Yes.
Part A, 8.1 Sustainable Building Design.	Development must achieve a 40% reduction of baseline potable water consumption.	A condition is recommended to address this matter.	Yes.
Part A, 8.2 Stormwater and Construction Management.	A stormwater concept plan must be submitted with DAs.	An adequate stormwater concept plan has been submitted in support of the DA.	Yes.
Part A, 8.3 Waste Management.	A waste management plan must be submitted with DAs.	Adequate waste management plans have been submitted in support of the DA.	Yes.
Part A, 8.6 Safety and Surveillance.	Buildings must be designed to provide casual surveillance, avoid blank walls and comply with Crime Prevention	The proposed development will provide casual surveillance opportunities, avoids blank walls and is consistent with CPTED principles.	Yes.

	Through Environmental Design (CPTED) principles.		
Part B3, 3.1 Land Uses.	Development is to be undertaken generally in accordance with the DCP's Preferred Land Use Plan which identifies the site for a mix of, light industrial, recreation, function, education, trade services and business premises.	The proposed development is generally consistent with the DCP's Preferred Land Use Plan in that it proposes a mix of recreation land uses and food and drink premises which are compatible with the preferred land uses for the site.	Yes.
Part B3, 3.4 Public Domain and Interface Areas.	The principles of CPTED must be incorporated into the design of all development.	The proposed development is generally consistent with CPTED principles and will provide a reasonable level of passive surveillance, territorial reinforcement and access control.	Yes.
Part B3, 3.5 Site Planning.	The following building setbacks are required:	The proposed development generally complies with the required building setbacks along each of the site's road frontages by providing:	Yes.
	5m to Lasso Road.	A minimum of 5m is provided to Lasso Road as well as Steer Road.	
	5m to Steer Road.	A minimum of 5m is provided to Steer Road.	
	Front setbacks are to be landscaped and not dominated by parking areas or loading facilities.	All of the building setbacks along each of the two road frontages will be appropriately landscaped. A loading bay faces Lasso Drive on the northern side of the site however it is a relatively small component of that frontage, will not be visually dominant and be softened by landscaping.	Yes.

	Each site is to provide on-site stormwater detention.	An appropriate on-site stormwater detention system has been proposed as part of this development	Yes.
Part B3, 3.6 Building Design.	Scale and massing of buildings should reinforce the desired urban design character with larger buildings used to signify prominent corners.	The proposed development's scale and massing is suitable for the desired character of this area. The scale of the development integrates with adjoining bulky goods uses, such as the nearby Bunnings Warehouse and the bulky goods uses approved on this site.	Yes.
	Facades visible from the public domain are to include a high proportion of glazing and be provided with architectural articulation.	All of the facades visible from the public domain will contain a reasonably proportion of glazing and be articulated through a variety of building features, materials and landscaping.	Yes.
	Blank building facades facing the primary street frontage are not permitted.	No blank building facades are proposed to face the primary street frontages.	Yes.
	Glazing shall not exceed 20% reflectivity.	A standard condition is recommended to address this matter.	Yes.
	The use of metal cladding is discouraged unless it forms part of an architectural design solution in association with masonry, glazing and other high quality materials	Metal cladding is not proposed.	Yes.
	Buildings must incorporate effective sun-shading for west facing windows, articulated roof forms, emphasis of customer entries and the	The western portion of the building will include recessed windows which will provide shade to the tenancies. The proposed roof form will be reasonably articulated with varying heights to break up the built form and the key entries are	Yes.

	use of high quality materials and finishes.	reasonably emphasised. High quality materials and finishes have been proposed.	
	Rooftop structures, where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance.	There are no evident rooftop structures. A standard condition is recommended to address this matter.	Yes.
	Where concrete roofs are proposed for the purpose of additional parking, parapeted edge conditions are preferred, with appropriate screening provided to conceal roof top car parking.	The decked car park incorporates raised steel framed artwork to adequately screen the rooftop parking.	Yes.
Part B3, 3.7 Employment Operations.	Access, parking & loading is to comply with Section B5.1 of the Camden DCP.	Car parking and loading zones comply with the DCP.	Yes.
	DAs must provide proposed operating hours, delivery details and lighting details.	The DA has provided sufficient information regarding these matters.	Yes.
Part B3, 3.9 On Site Landscaping	Front setback areas are to be landscaped.	All of the proposed front setback areas will be landscaped.	Yes.
	Where parking is forward of the building line, a minimum 2m wide landscape strip shall be provided along the frontage.	A 2m landscape strip have been provided between the decked car park entrance ramp and the boundary.	

	<p>A concept landscaping plan is to be provided with the DA and native landscaping is to be used where possible</p>	<p>An appropriate concept landscaping plan has been submitted with the DA. A mix of native and exotic plants have been proposed.</p>	<p>Yes.</p>
--	---	--	-------------