

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth SEPP)
Assessment Table

Clause	Assessment	Compliance
<p>Appendix 2, 2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> • To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres. • To provide for a wide range of employment generating development. • To provide for a mix of ancillary uses to support the primary function of providing employment generating development. • To maintain the economic strength of centres by limiting the retailing of food, clothing and convenience shopping. • To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone. 	<p>The subject site is zoned B5 Business Development which seeks to enable a mix of land uses.</p> <p>The proposed development seeks to construct a combined business premises, food and drink premises and retail premises. The proposed use is consistent with the zone objectives.</p>	<p>Yes.</p>
<p>Appendix 2, 4.1E Shops – Turner Road Precinct</p> <p>The total area used for shops on all land within Zone B5 Business</p>	<p>The 2,500sqm threshold for retail 'shop' floor space under Clause 4.1E</p>	<p>No - The application is</p>

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<p>Development in the Turner Road Precinct must not exceed 2,500m².</p> <p>The total area used for shops in a particular development for that purpose on land within Zone B5 Business Development in the Turner Road Precinct must not exceed 500m².</p>	<p>has been exceeded by several developments in the precinct. The proposal includes an area of retail 'shop' floor space of 177.1sqm across two tenancies which further varies this development standard.</p> <p>177.1sqm of retail 'shop' floor space is proposed at the ground level which is below the maximum of 500sqm for a development site.</p>	<p>supported by a Clause 4.6 written request.</p> <p>Yes.</p>
<p>Appendix 2, 4.3 Height of buildings</p> <p>The SEPP does not specify a maximum building height.</p>	<p>The height of the proposed building is 29.4m to the top of roof mounted equipment and 28.2m excluding roof mounted equipment.</p>	<p>Yes.</p>
<p>Appendix 2, 6.1 Public utility infrastructure</p> <p>Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>The site is capable of being serviced by the appropriate public utility infrastructure including water, sewer and electricity.</p>	<p>Yes.</p>
<p>Appendix 2, 6.6 Development in Special Areas</p> <p>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</p>	<p>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.</p>	<p>Yes</p>