

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Oran Park and Turner Road Precinct Plan  
2007 (Growth Centres SEPP) Assessment Table

<b>Clause</b>	<b>Control</b>	<b>Proposed</b>	<b>Compliance</b>
Appendix 1, 4.3 Height of Buildings	Maximum building height of 9.5m above finished ground level	The proposed development's maximum building height will be 12.7m above finished ground level	No, see SEPP variation discussion in body of the report.
Appendix 1, 4.6 Exceptions to development standards	<p>Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p> <p>Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard</p> <p>Consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3).</p> <p>The concurrence of the Director-General has been obtained.</p>	<p>Clause 4.3 is not excluded from the operation of this clause.</p> <p>A written request from the applicant has been considered.</p> <p>It is considered that the applicant's written request has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.</p>	Yes, see SEPP variation discussion in body of the report.

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		The assumed concurrence has been notified for variations to clause 4.3 (Department of Planning circular PS 08-003, issued 9 May 2008)	
Appendix 1, 5.9 Preservation of Trees	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by development consent or a permit granted by the Council	<p>The application seeks consent for the removal of 14 young street trees and removal of 15 site trees. No trees are proposed to be removed within the riparian corridor.</p> <p>The proposed landscape plans illustrate that significant tree planting is proposed throughout the site more than compensating for the trees to be removed.</p>	
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, conditioned.
Appendix 1, 6.6 Development in Special Areas	The consent authority must not grant development consent for development on land in a special area unless a development control plan that provides for detailed development controls has been prepared for the land.	<p>The riparian corridor is mapped as Land Containing a Riparian Corridor on the Special Areas Map under the Growth Centres SEPP.</p> <p>A DCP has been prepared for the land that provides for detailed development controls 'Part B2 Controls for Land containing a Riparian Protection Area.'</p> <p>A pedestrian pathway and road are proposed across the riparian corridor. This is consistent with the previously approved pathway and road across the riparian corridor in DA 371/2010.</p> <p>Part B2 of the Oran Park DCP 2007 contains provisions in relation to works within riparian corridors.</p>	Yes.