

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

Clause	Control	Proposed	Compliance
Appendix 1, 4.3 Height of Buildings	Maximum building height of 24m above finished ground level	The proposed development's maximum building height will be 28.15m above finished ground level	No, 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 addressed 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> <p>The assumed concurrence has been notified for variations to clause 4.3 (Department of Planning circular PS 08-003, issued 9 May 2008)</p>	Yes, see SEPP variation discussion in body of the report.

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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	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 Oran Park Development Control Plan 2007 applies to the site and Part B1 of that development control plan specifies detailed development controls for the Oran Park Town Centre in which this site is located.	Yes.