

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

Control	Proposed	Compliance
Appendix 1, 4.3 Height of Buildings Maximum building height of 24m above finished ground level	The proposed developments maximum building height will be 28m above finished ground level at its highest point.	No, see assessment report.
Appendix 1, 4.6 Exceptions to development standards 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. 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 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). The concurrence of the Director-General has been obtained.	<p>Clause 4.3 is not excluded from the operation of this clause.</p> <p>The applicant has submitted a written request that seeks to justify the contravention of the development standard.</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> <p>The proposed development is consistent with and does not erode the intent of the underlying zoning and building height control objectives. As such the development is considered to be within the public interest.</p> <p>The assumed concurrence is issued for variations to clause 4.3 (Department of Planning circular PS 18-003, issued 21 February 2018).</p>	Yes, see assessment report.
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.

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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.