

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, 2.3 Zone Objectives	<p>To provide for the housing needs of the community within a medium density residential environment.</p> <p>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</p> <p>To support the well being of the community, including educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.</p>	The proposal is consistent with the zone objectives in that it serves to provide additional housing to meet the needs of the older community. The proposal will create job opportunities within the area and allow for residents to live within close proximity of family who require additional care and services.	Yes.
Appendix 1, 4.3 Height of Buildings	Maximum building height of 9.5m	The proposed development has a maximum building height of 14.6m	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</p>	<p>Clause 4.3 is not excluded from the operation of this clause.</p> <p>The application has submitted a written request that seeks to justify the contravention of the development standard.</p>	Yes, see SEPP variation discussion in body of the report.

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	<p>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>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 assumed concurrence has been notified for the Camden Local Planning Panel for variations to clause 4.3 (Department of Planning circular PS 18-003, issued 21 February 2018).</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.