

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	<ul style="list-style-type: none"> • To provide a range of retail, business, entertainment and community uses which serve the needs of people who live in, work in and visit the local area. • To encourage employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To ensure that residential development does not detract from the primary function of the centre being to provide for retail, business, entertainment and community uses. • To ensure that residential development does not preclude the provision of active uses at street level. • To provide for land uses of a higher order and density within the Local Centre Zone than are permitted within the Neighbourhood Centre Zone or the Mixed-Use Zone. <p>To provide for residential development that contributes to the vitality of the local centre.</p>	The proposed commercial building is consistent with the B2 zone objectives as it provides business opportunities for those who live in the local area. It a vital employment area that promotes public transport use, street activation and supports nearby residential developments.	Yes
Appendix 1, 4.3 Height of Buildings	Maximum building height of 24m above finished ground level	<p>The commercial building proposes a maximum building height of 28.85m as a direct result of the proposed atrium roof and provision of lift access to the rooftop terrace.</p> <p>This is a numerical variation of 20.20% (4.85m) to the development standard.</p> <p>See detailed Clause 4.6 contravention assessment below.</p>	No, SEPP variation discussion in body of the report.

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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>The application 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 applicant has demonstrated that 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 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. A detailed assessment will follow below.	Yes.