

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth SEPP)
Assessment Table

<p>Appendix 1, 2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited. The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for the B2 Local Centre zone are as follows:</p> <ul style="list-style-type: none"> - <i>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.</i> - <i>To encourage employment opportunities in accessible locations.</i> - <i>To maximise public transport patronage and encourage walking and cycling.</i> - <i>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.</i> - <i>To ensure that residential development does not preclude the provision of active uses at street level.</i> - <i>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.</i> - <i>To provide for residential development that contributes to the vitality of the local centre.</i> 	<p>The proposed development is consistent with the objectives of the B2 – Local Centre zone where it:</p> <ul style="list-style-type: none"> - Provides a range of uses that provide employment opportunities in accessible locations. - Provides uses to serve the needs of the community while activating street frontages. - Provides high amenity for pedestrians through generous footpaths, landscaping and open space, promoting walking and cycling. 	<p align="center">Yes</p>
<p>Appendix 1, 4.3 Height of buildings</p> <p>Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 24m.</p>	<p>The maximum building height permitted on the site is 24m. The development has a maximum height of 13.9m and as such complies with the height standard under Clause 4.3 Growth Centres SEPP (Appendix 1 Oran Park and Turner Road Precinct Plan).</p> <p>Given the above, it is considered that the proposed development complies with the relevant provisions contained within the Growth Centres SEPP.</p>	<p align="center">Yes</p>
<p>Appendix 1, 5.9 Preservation of trees or vegetation</p> <p>Development consent is required for tree removal and tree related works.</p>	<p>The site is currently vacant and does not contain any significant landscaping.</p>	<p align="center">Yes</p>

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<p>Appendix 1, 6.1 Public utility infrastructure</p> <p>Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>Standard conditions are included in the consent to ensure the subject development will have sufficient access to telecommunications infrastructure.</p>	<p>Yes</p>
<p>Appendix 1, 6.6 Development in special areas</p> <p>Development consent must not be granted for development in a special area on the Special Areas Map unless a development control plan has been prepared for the land and addresses a number of matters listed in this clause; including a transport movement hierarchy and stormwater and water quality management controls.</p>	<p>The site forms part of Oran Park Town Centre and is therefore subject to the Oran Park Development Control Plan (Oran Park DCP). A detailed assessment is provided in a separate attachment.</p>	<p>Yes</p>