

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 Assessment Table

Clause	Requirement	Compliance
<b>Appendix 2, 2.3 Zone Objectives and Land Use Table.</b>  The development is to comply with the zone objectives in the land use table	The subject site is zoned B5 – Business Development which seeks to enable a mix of land uses.  The proposed development seeks to construct a combined business premises, food and drink premises and retail premises. The proposed use is consistent with the zone objectives.	Yes.
<b>Appendix 2, 4.1E Shops – Turner Road Precinct</b>  The total area used for shops on all land within Zone B5 Business Development in the Turner Road Precinct must not exceed 2,500m <sup>2</sup> .  The total area used for shops in a particular development for that purpose on land within Zone B5 Business Development in the Turner Road Precinct must not exceed 500m <sup>2</sup> .	The 2,500sqm threshold for retail ‘shop’ floor space under Clause 4.1E has been exceeded by several developments in the precinct. The proposal includes an area of retail ‘shop’ floor space of 284sqm across two tenancies which further varies this development standard.  284sqm of retail ‘shop’ floor space is proposed at the ground level which is below the maximum of 500sqm for a development site.	<b>No - The application is supported by a Clause 4.6 written request.</b>  Yes.
<b>Appendix 2, 4.3 Height of buildings.</b>  The SEPP does not specify a maximum building height.	The height of the proposed building is 24.4m from to top of roof mounted equipment and 22.1m excluding roof mounted equipment.	Yes.
<b>Appendix 2, 6.1 Public Utility Infrastructure</b>  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	The site is capable of being serviced by the appropriate public utility infrastructure including water, sewer and electricity	Yes.
<b>Appendix 2, 6.6 Development in Special Areas</b>  Development consent is not to be granted for development within a special area unless a development control plan that	The Turner Road Development Control Plan 2007 applies to the site and Part B3 of that development control plan specifies detailed development controls for the Turner Road Employment Area in which this site is located.	Yes

provides for detailed development controls has been prepared for the land		
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