

State Environmental Planning Policy (precincts - Western Parkland City) 2021 (Growth SEPP)
Assessment Table

Clause	Assessment	Compliance?
Appendix 2, 2.3 Zone objectives and land use table 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. The zone objectives for this site are: • To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres. • To provide for a wide range of employment generating development. • To provide for a mix of ancillary uses to support the primary function of providing employment generating development. • To maintain the economic strength of centres by limiting the retailing of food, clothing and convenience shopping. • To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone.	The proposed development is consistent with the objectives of the B5 Business Development zone. Specifically, it will provide a commercial, employment generating development that will not impact on the economic strength of identified commercial centres.	Yes
Appendix 2, 4.1E Shops – Turner Road Precinct The total area used by shops on all land within B5 Business Development in the Turner Road Precinct must not exceed 2,500m². 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 500m².	No shops are proposed.	NA
Appendix 2, 4.3 Height of buildings The consent authority may grant development consent for development on land within B5 Business Development or Zone IN1 General Industrial, that does not exceed 15 metres in height above ground level (existing) if the land has frontage to: (a) the following land as shown in the Oran Park Precinct Development Control Plan or	The development has direct frontage to land zoned RE2 Private Recreation and proposes a building height of 24.59m (at the highest point) measured from the rooftop plant zone and lift overruns.	No - The application is supported by a Clause 4.6 written request.

State Environmental Planning Policy (precincts - Western Parkland City) 2021 (Growth SEPP)
Assessment Table

the Turner Road Precinct Development Control Plan— (i) Gregory Hills Drive, (ii) Camden Valley Way, (iii) The Northern Road, (iv) Dick Johnson Drive, or (b) land within Zone RE1 Public Recreation or Zone RE2 Private Recreation.		
Appendix 2, 4.6 Exceptions to development standards 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 by demonstrating- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and (b) that there are sufficient environmental planning grounds to justify contravening the development standard. Consent must not be granted for development that contravenes a development standard unless- (a) the consent authority is satisfied that: (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the developments proposed to be carried out, and	A Clause 4.6 written request has been submitted with the application. Consideration of the written request is made in the assessment report.	Yes
Appendix 2, 5.9 Preservation of trees or vegetation A person must not ringbark, cut down, top, lop, remove, injure or willfully destroy any tree or other vegetation to which any such	No existing vegetation remains on the lot.	Yes

State Environmental Planning Policy (precincts - Western Parkland City) 2021 (Growth SEPP)
Assessment Table

development control plan applies without the authority conferred by- (a) A development consent, or (b) A permit granted by the Council.		
Appendix 1, 5.10 Heritage conservation Requirement for consent Development consent is required for any of the following- (a) demolishing or moving a heritage item or a building work, relic or tree within a heritage conservation area, (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior, (c) altering a heritage item that is a building by making structural changes to its interior, (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or it likely to result in a relic being discovered, exposed, moved, damaged or destroyed. (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance. (f) erecting a building on which a heritage item is located or that is within a heritage conservation area, (g) subdividing land on which a heritage item is located or that is within a heritage conservation area. Effect on heritage significance The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (4) or a heritage conservation management plan is submitted under subclause (5). Heritage impact assessment The consent authority may, before granting consent to any development on land- (a) On which a heritage item is situated, or (b) Within a heritage conservation area, or (c) Within the vicinity of land referred to in paragraph (a) or (b), require a heritage impact statement to be prepared that assesses the extent to	No items of European heritage exist on the site or are located within immediate proximity to the development site. The site is not identified as an Aboriginal Archaeological Conservation Area as per the Turner Road Precinct Development Control Plan. The site is not an Aboriginal place of heritage significance and does not contain Aboriginal objects.	Yes

State Environmental Planning Policy (precincts - Western Parkland City) 2021 (Growth SEPP)
Assessment Table

which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned. Places of Aboriginal heritage significance The consent authority, must before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance- (a) Consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and (b) Notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 21 days after the notice is sent, and (c) Be satisfied that any necessary consent or permission under the National Parks and Wildlife Act, 1974 has been granted.		
Appendix 2, 6.1 Public utility infrastructure The consent authority must not grant development consent on land to which this Precinct Plan applies unless it 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.	Council staff are satisfied the site contains essential public utility infrastructure.	Yes
Appendix 2, 6.6 Development in special areas The consent authority must not grant development consent for development on land in a special area unless a development control plan that provides for detailed development controls has been prepared for the land.	The Turner Road Development Control Plan applies to the subject site. An assessment of the proposed development against the relevant provisions of the DCP has been undertaken and is provided in the DCP Assessment Table.	Yes