

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

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Section	Assessment	Compliance
2.3 Zone objectives and land use table <i>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</i>	The development site is zoned B2 Local Centre pursuant to this policy. An assessment against the zone objectives is provided within the main assessment report, which notes that the development is generally compliant.	Yes
4.1B Residential Density – Oran Park Precinct <i>Development consent must not be granted to the subdivision of land intended to be used for residential purposes within the Oran Park Precinct unless the consent authority is satisfied that:</i> <i>(a) a development control plan has been prepared providing for not less than 7,540 new dwellings within the Precinct and containing provisions to encourage a mix of dwelling types to be provided, and</i> <i>(b) the granting of consent would not preclude or impede that number of dwellings within the Precinct.</i>	The development proposes 64 residential units in total. As a result, the development will contribute to the overall housing target set for Oran Park.	Yes
Section 4.3 Height of Buildings <i>Except as provided by this section, the height of a building on any land is not to exceed the maximum height shown for the land on the <u>Height of Buildings Map</u>.</i>	The development site is subject to a maximum building height of 24m. The development proposes a maximum height of 26.05m which is inclusive of ancillary services and lift overruns. This results in a non-compliance with the development standard by 2.05m or 8.5%.	No - Refer to Clause 4.6 below.
Section 4.6 Exceptions to development standards <i>Consent may, subject to this section, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this section does not apply to a development standard that is expressly excluded from the operation of this section.</i>	Refer to the assessment in the main report. In summary, the proposed variation is supported, subject to the imposition of recommended conditions of consent.	Variation supported.
5.9 Preservation of trees and vegetation <i>A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other</i>	The site does not contain any trees and/or vegetation.	Not proposed.

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<i>vegetation to which any such development control plan applies without the authority conferred by development consent.</i>		
6.1 Public Utility Infrastructure <i>The consent authority must not grant development consent to development 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 required.</i>	Standard conditions are recommended in the consent to ensure ongoing compliance.	Yes – Subject to conditions.
6.6 Development in special areas <i>This section applies to land shown as being in a special area on the <u>Special Areas Map</u>.</i>	The development site forms part of the Oran Park Town Centre as noted in the Special Areas Map.	Yes
<i>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.</i>	The development site forms part of the Oran Park Town Centre. As a result, part B1 of the Oran Park DCP is applicable. A detailed assessment is provided as a separate attachment to the report.	Yes
<i>Without limiting subsection (2), the development control plan is to provide for the following—</i> <i>(a) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,</i> <i>(b) a strategy for the protection and enhancement of riparian areas and detailed landscaping requirements for public and private domain,</i> <i>(c) a network of passive and recreational areas,</i> <i>(d) stormwater and water quality management controls,</i> <i>(e) detailed urban design controls.</i>	The matters noted in this clause have been addressed within part B1 of the Oran Park DCP. See the detailed assessment which is provided as a separate attachment.	Yes