

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

Clause	Assessment	Compliance
Appendix 2, 4.3 Height of buildings Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map. The maximum building height for this site is 24m.	30.005m maximum height proposed.	No. (Section 4.6 written request submitted)
Appendix 2, 4.6 Exceptions to development standards Development consent may be granted for development that contravenes a development standard imposed by the SEPP or any other environmental planning instrument. Development consent must not granted unless: The consent authority must consider a written request from the applicant that seeks to justify the contravention by demonstrating that: (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. Development consent must not granted unless: (a) the consent authority is satisfied that: (i) the applicant's written request has adequately addressed the matters required to be demonstrated, 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 development is proposed to be carried out, and (b) the concurrence of the Secretary has been obtained.	The applicant has submitted a written request to contravene Section 4.3. Consideration of the written request is made in the main body of the assessment report.	Yes

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This clause prohibits the approval of certain development standard contraventions.		
Appendix 2, 5.9 Preservation of trees or vegetation Development consent is required for tree removal and tree related works.	The Development Application does not seek consent for the removal of any trees or vegetation.	NA
Appendix 2, 6.1 Public utility infrastructure 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.	The site is fully serviced. Standard conditions are recommended in the consent to ensure ongoing compliance.	Yes
Appendix 2, 6.6 Development in special areas 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. The above does not apply to certain minor development types listed by this clause.	The site is identified under the former Growth SEPP as being special area 'D' – subject to consideration against section 5 and Part B1 of the Oran Park DCP. Part B1 of the Oran Park DCP provides detailed development controls that have been prepared for the land. The proposal has been assessed in detail against this part under a separate attached assessment table.	Yes