

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 -  
Oran Park and Turner Road Precinct Plan 2007 (Growth Centres SEPP)  
Assessment Table

<b>Control</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Appendix 1, 4.3 Height of Buildings</b> Maximum building height of 47m subject to the gazettal of the planning proposal (currently 24m)	The proposed development has a maximum building height of 46.4m at its highest point.	Yes (subject to gazettal of planning proposal)
<b>Appendix 1, 4.6 Exceptions to development standards</b> Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.	While the proposed development exceeds the current maximum height of buildings development standard applying to the site (namely 24m), the proposal complies with the maximum building height in the draft LEP amendment (namely 47m) that has been endorsed by Council and is with the DPIE for gazettal / plan making. The application will not be determined until the gazettal of the planning proposal.	N/A
<b>Appendix 1, 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	A standard condition is recommended to ensure that essential public utility infrastructure will be provided when required	Yes, conditioned.
<b>Appendix 1, 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 provides for detailed development controls has been prepared for the land	The Oran Park Development Control Plan 2007 applies to the site and Part B1 of that development control plan specifies detailed development controls for the Oran Park Town Centre in which this site is located.	Yes.