

## Oran Park Development Control Plan 2007 (Oran Park DCP) Assessment Table

Section	Control	Proposed	Compliance
2.1 Indicative Layout Plan	<p>All development is to be undertaken generally in accordance with the Indicative Layout Plan.</p> <p>Where variation from the ILP is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives for the precinct set out in Section 2.2 and the Objectives and Controls at Sections 2.3 - 2.5 of this DCP.</p>	The proposed development is consistent with the adopted Indicative Layout Plan which identifies this portion of Oran Park for 'retirement living'.	Yes.
6.2 Flooding and Watercycle Management	Management of 'minor' flows using piped systems for the 20% AEP (residential land use) and 10% AEP (commercial land use) shall be in accordance with Camden Council's Engineering Design Specification – Subdivision and Development Works'.	<p>Stormwater and water quality is provided for the site on a regional basis within Kolombo Creek (as per the Browns Consulting report 'Stormwater Management and Trunk Drainage Strategy - Detailed Design - Tranche 1 – Oran Park Precinct' and EDAW report 'Tranche 1 DA, Oran Park – Stormwater Quality Management, Oct 2008).</p> <p>The regional OSD which has already been established assumed that the site is developed to maximum 70% impervious area.</p> <p>SitePlus has calculated the impervious areas for the existing and proposed components of the development for their respective footprints of the site area. The existing impervious area is 62.3% and the proposed impervious area is 63.4%.</p> <p>The overall site is therefore within the 70% allowance of the regional infrastructure and no additional OSD is required and no additional water quality measures are required.</p>	Yes.

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<p>6.3 Salinity and Soil Management</p>	<p>Every subdivision DA for land identified in Figure 23 as being constrained by known salinity or may be constrained by very or moderately saline soils is to be accompanied by a salinity report prepared by a suitably qualified consultant. The report is to cover the conditions of the site, the impact of the proposed subdivision on the saline land and the mitigation measures that will be required during the course of construction. The consultant is to certify the project upon completion of the works. The report shall provide details of recent soil testing that either verifies the results of the rezoning study or provides evidence of any changes to salinity levels. Such soil testing shall be focused at the edges of areas identified on Figure 26 as very saline or moderately saline. Soil testing shall also be focused on areas where proposed excavation exceeds 3m in depth. Investigations and sampling for salinity are to be conducted in accordance with the requirements of the Local Government Salinity Initiative booklet called Site Investigations for Urban Salinity produced by the Department of Environment and Climate Change (formerly the Department of Natural Resources). Where applicable, the salinity report shall also report on the issues of soil aggressivity and sodicity and any mitigation measures required. All works are to conform with the Local Government Salinity Initiative series of booklets produced by the Department of Environment and Climate and Council's policy - Building in Salinity Prone Environments.</p>	<p>A Salinity Management Plan (Environmental Earth Sciences, Dated 27 May 2009) has previously been prepared for the site. A cover letter from Environmental Earth Sciences, dated 25 September 2017 has also been provided to confirm that the previously approved SMP is still valid and applicable for the site. Compliance with SMP will be required as a condition of consent.</p>	<p>Yes.</p>
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	All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. Certification to this effect is required by the applicant to be submitted to Council prior to construction.	The sediment and erosion controls contained in the civil engineering plans will be conditioned to be installed prior to the commencement of works.	Yes, conditioned
	All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development.	The sediment and erosion controls contained in the civil engineering plans will be conditioned to be installed prior to the commencement of works.	Yes, conditioned
6.7 Contamination Management	DAs for development in Areas of Environmental Concern (AEC) as identified at Figure 26 shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared in accordance with Council's Policy – Management of Contaminated Lands.	<p>The site was not identified as containing any Areas of Environmental Concern AEC during rezoning of the Oran Park Precinct, as shown in Figure 28 of the DCP.</p> <p>Douglas Partners have also undertaken a detailed review of the previous contamination reporting prepared for the site, which is included in this application.</p> <p>Douglas and Partners also carried an additional assessment following a request from Council. The results of this additional assessment did not find any asbestos material and the site was considered suitable for the development. This documentation was reviewed by Council's Environmental Health Officer who found them satisfactory subject to conditions of consent.</p>	Yes.

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6.9 Acoustics	All industrial / commercial / employment development is to comply with the Industrial Noise Policy (DECC 2000).	<p>Detailed Noise Assessment has been prepared in association with this application by Acoustic Logic.</p> <p>The noise assessment has undertaken a detailed review of likely noise impacts both to and from the development, including road noise, operational, plant and machinery.</p> <p>The report has concluded that the proposal is capable of achieving the required noise criteria, subject to conditions of consent. Council's Environment Health Officer has reviewed the documentation and found the proposed development to be satisfactory subject to recommended conditions of consent including the requirement for the 3 self-contained dwellings which have areas of principal private open space exposed to South Circuit being provided with a 1.5m high acoustic fence.</p>	Yes, conditioned
7.7.3 Multi Dwelling Housing	<p>To ensure the design of multi dwelling housing is consistent with the character of residential areas within the precinct. Table 22 provides key controls for multi-dwelling housing.</p> <p>Maximum 50% of site coverage</p>	<p>The cumulative site coverage resulting from the overall development (including all stages) is 49.2%.</p>	Yes
	Landscape area – Minimum of 30% of site area.	34.31% landscaped area is provided for the entire staged development site.	Yes

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	Principal Private open space – Minimum of 16m <sup>2</sup> with a minimum dimension of 3m for ground floor dwellings.  10m <sup>2</sup> per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.	Each dwelling is provided with a courtyard of at least 16sqm and minimum dimension of 3m. The upper floor dwellings in the two-storey building are provided with terraces of 3.9m x 3.5m complying with the 10sqm and minimum 2.5m dimension of the DCP.	Yes
	Front setback 4.5m to building façade and 3.0m to articulation zone	The design and siting of the self-contained dwellings have been reviewed to: Recess the garages behind the main façade of the dwelling; and increase the setbacks of the dwellings to achieve a minimum setback of 4.5m with garages setback a minimum of 5.5m.	Yes
	Corner lots – Secondary street setback 2m	Self-contained dwellings at the corner of Grice Street/South Circuit and Redman Grange/South Circuit are greater than 4m from the street.	Yes
	Internal building separation - 5m (unless dwellings are attached by a common wall)	The housing facing the street is designed to reflect the surrounding development. The side setback control for residential lots is generally 0.9m (single storey) or 1.2m (double storey). The separation between the proposed dwellings provides for greater than 0.9m separation but less than 5m (aside from a few locations). The spacing between dwellings assists in integrating with the surrounding built form.	<b>No – DCP Variation</b>
7.8.5 Seniors Housing	Comply with the controls of Section 7.7.3	Compliance with Section 7.7.3 is detailed above.	Yes

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8.1 Sustainable Building Design	Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design. High use work areas (such as offices) are to be positioned to maximise solar gain and natural ventilation.	The RCF's design exhibits a high degree of architectural design to maximize solar gain.	Yes.
8.2 Stormwater and Construction Management	A Stormwater Concept Plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of. Drainage for individual developments shall be designed in accordance with the stormwater quality and quantity targets set by the DECC, Australian Rainfall and Runoff (1997), and Council's Engineering Design Specification. All subsurface drains are to be connected into the stormwater system within the site downstream of any water tanks.	A detailed engineering and stormwater/water quality report has also been prepared for the subject development by Site Plus This report provides a detailed response to both stormwater and water quality management.	Yes.
	All development shall be carried out in accordance with an approved Soil and Water Management Plan prepared in accordance with Managing Urban Stormwater - Soils and Construction, Landcom 4th Edition March 2004 ('The Blue Book').	Conditions of consent are recommended to be imposed which ensure compliance with this best practice and Council's Engineering Specifications.	Yes, Conditioned.
8.3 Waste Management	A Waste Management Plan is to be submitted with all DAs with the exception of single dwelling housing or superlot subdivision applications.	A Waste Management Plan has been submitted with this application and reviewed by Council's Waste Team. Detailed information relating to the destination of waste streams during construction will be required by way of conditions of consent.	Yes.
	All business and industrial operations are to provide adequate on-site waste storage facilities that are readily accessible and appropriately screened from public view.	The RCF includes a dedicated waste / bin storage room which is screened from public view. A detailed Waste Management Plan has been submitted with this application addressing on-going waste management.	Yes.

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	Development must demonstrate that the design takes into account refuse storage and collection without reducing the amenity of a dwelling or neighbouring lots.	The dedicated waste area is fully enclosed and will not impact on the amenity of adjoining development. Waste collection occurs entirely from within the site.	Yes.
	Storage areas for rubbish bins are to be located away from the front of development where they have a significant negative impact on the streetscape, the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.	Storage areas for rubbish bins are to be located away from the front of development and will not be visible from the street.	Yes.
8.4 Site Facilities and Servicing	Garbage, mail box structures, service meters and the like are to be integrated with the overall design of buildings and/or landscaping.	Facilities and servicing requirements are integrated within the landscape design of the proposal.	Yes.
8.6 Safety and Surveillance	Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also be oriented to overlook the side street.	The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels.	Yes.
	The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space/conservation areas.	The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels.	Yes.
	Developments are to avoid creating areas for concealment and blank walls facing the street.	The building form minimises blank walls and concealment areas.	Yes.
	All development should aim to provide casual surveillance of the street as a means of passive security. This should be achieved by maximising outlooks and views, but minimising the overlooking of neighbouring properties.	The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels. No adjoining residential development is planned which would be impacted by overlooking from the subject site.	Yes.

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	All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and Camden Council's Designing Safer Communities – Safer by Design Guidelines (October 2002).	The building has been designed to incorporate CPTED Principles.	Yes.
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