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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>	<p>The proposed development is consistent with the adopted Indicative Layout Plan which identifies this portion of Oran Park for 'mixed use'. The use is permitted within the zone and satisfies the zone objectives. Although the proposal is not located within the Oran Park Town Centre the use is consistent with the Mixed Use Precinct's Character Statement:</p> <p><i>"The Mixed Use Precinct generally forms the eastern end of the Oran Park Town Centre and will provide a range of housing, commercial and small scale retail opportunities.</i></p> <p><i>It is envisaged that the Mixed Use Precinct will enable a cosmopolitan lifestyle and employment destination where residents can live, work, play and shop within a vibrant town centre environment."</i></p>	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'.	Drainage for the site has been provided through the Basin at the northern point of Tranche 25 subdivision DA/2017/1627/1. The site is able to drain adequately to this basin. Conditions of consent will reinforce detailed drainage design compliance.	Yes.

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6.3 Salinity and Soil Management	<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 Assessment and associated Salinity Management Plan (SMP) was submitted in support of the proposal.</p> <p>The SMP provides management strategies for construction and installation of services associated with the proposed works. Compliance with SMP will be required as a condition of consent.</p>	Yes.
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	<p>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.</p>	<p>The sediment and erosion controls contained in the civil engineering plans will be conditioned to be installed prior to the commencement of works.</p>	<p>Yes, conditioned</p>
	<p>All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development.</p>	<p>The sediment and erosion controls contained in the civil engineering plans will be conditioned to be installed prior to the commencement of works.</p>	<p>Yes, conditioned</p>
<p>6.4 Aboriginal and European Heritage</p>	<p>Aboriginal Archaeological Conservation Areas and European heritage sights are maintained in accordance with Figures 24 and 25.</p>	<p>No artifacts are identified on the subject site.</p>	<p>Not Applicable.</p>

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6.5 Hazard Management	Bushfire The indicative location and widths of APZ's to be provided in accordance with Figure 26.	<p>Figure 26 does not identify any APZ's as being required to be provided within the development site.</p> <p>The site is however identified within Council's Bushfire Prone Land Map and the land use is classified as a Special Fire Protection Purpose.</p> <p>A bushfire report by Eco Logical Australia has assessed the proposal in accordance with Section 100B of the Rural Fires Act 1997 and 'Planning for Bush Fire Protection 2006' (RFS 2006). The primary source of bushfire hazard comes from Julia Creek, which will be revegetated as part of the Tranche 25 subdivision DA works (DA/2017/1627/1) which Ecological Australia has prepared a Vegetation Management Plan for.</p> <p>The Assessment incorporates recommended bushfire protection measures including asset protection zones (APZ) and standards to be achieved as part of an APZ maintenance plan. The Assessment establishes the bushfire attack level (BAL) for the proposed development is BAL-12.5 and associated construction standards as well as access, water supply, electricity and gas service requirements. The report also establishes that an Emergency and Evacuation Management Plan is to be prepared prior to occupation of the proposed development. The plan will need to be consistent with the RFS Guidelines for the preparation of the Emergency / Evacuation Plan.</p>	
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		<p>The application was referred to the NSW RFS as integrated development and General Terms of Approval have been issued for the development.</p>	
6.7 Contamination Management	<p>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>	<p>The site was not identified as containing any Areas of Environmental Concern during rezoning of the Oran Park Precinct, as shown in Figure 28 of the DCP.</p> <p>A number of Detailed Site Investigations are applicable to the subject site, which have concluded that the site is considered suitable from a contamination perspective for the proposed works. This documentation was reviewed by Council's Environmental Health Officer who found them satisfactory subject to appropriate conditions of consent.</p>	Yes.
6.9 Acoustics	<p>All industrial / commercial / employment development is to comply with the Industrial Noise Policy (DECC 2000).</p>	<p>A Noise Assessment Report prepared by Acoustic Logic was submitted as part of the subject development application.</p> <p>The noise assessment has undertaken a detailed review of likely noise impacts both to and from the development, including road noise, future rail 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.</p>	Yes, conditioned

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<p>7.7.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing</p>	<p>Residential flat buildings are to:</p> <ul style="list-style-type: none"> – be located on sites with a minimum street frontage of 30m, – have direct frontage to an area of the public domain (including streets and public parks), and – not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact. <p><u>Note:</u> Section 7.8.5 requires seniors housing to comply with the controls for multi-dwelling housing, or controls for residential flat buildings as appropriate to the proposed development.</p>	<p>The proposed Aged Care Facility is located on a site that exceeds the minimum street frontage requirements.</p> <p>The proposal has direct frontage to the public domain on all sides of the building.</p> <p>The proposed building is located within the R3 zone and achieves a medium density outcome consistent with the objectives of the zone. The subject site is situated in an area that is suitable to deliver a building of the scale proposed. The northern and eastern boundaries of the site are formed by R3 land and can therefore also accommodate medium density development outcomes. Further, land to the east of the site has been identified to accommodate the North South Rail Line.</p> <p>Dick Johnson Drive forms the southern boundary of the site and Julia Creek forms the western boundary, ensuring overshadowing on residential areas is not a concern in these locations.</p> <p>The development has a site coverage 49.2% and a suitable landscape plan was submitted as part of the subject development application.</p>	<p>Yes</p>
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	<p>All residential flat buildings are to be consistent with:</p> <ul style="list-style-type: none"> – the guidelines and principles outlined in SEPP No. 65 - Residential Flat Development; – the primary controls set out in Table 23, which take precedence over the above where there is any inconsistency. 	<p>SEPP 65 is explicit in its application to development for the purposes of a residential flat building, shop top housing or mixed-use development with a residential accommodation component and therefore does not apply to the proposal. Given this proposal is for a Residential Care Facility and not self-contained housing, compliance with SEPP 65 is not considered reasonable.</p> <p>The proposal is generally compliant with Table 23 controls which are applicable to a residential care facility with the exception of corner lots secondary side setback.</p>	<p>Yes, except corner lots secondary side setback. Discussed in detail within the body of the main report.</p>
	<p>In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes 'pre-adaptation' design details to ensure visibility is achieved.</p>	<p>The proposed building has been designed with the purpose of accommodating the elderly and achieves an outcome that meets the access and mobility needs of people with a disability.</p> <p>The BCA report enclosed with this Development Application addresses access for people with a disability and outlines that the Proposal complies with the applicable standards.</p> <p>A Statement of Compliance addressing Access for People with a Disability was provided as part of the subject DA.</p>	<p>Yes</p>
<p>7.8.5 Seniors Housing</p>	<p>Comply with the controls of Section 7.7.4</p>	<p>Compliance with Section 7.7.4 is detailed above.</p>	<p>Yes</p>

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8.1 Sustainable Building Design	<p>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.</p>	<p>The proposed building is classed as a commercial building and does not require the preparation of a BASIX certificate. A Section J report (National Construction Code) will be prepared following approval of the development and submitted with the application for the construction certificate.</p> <p>The RCF's design exhibits a high degree of architectural design to maximize solar gain.</p>	Yes.
8.2 Stormwater and Construction Management	<p>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.</p>	<p>A detailed engineering and stormwater/water quality report has also been prepared for the subject development.</p> <p>This report provides a detailed response to both stormwater and water quality management.</p>	Yes.
	<p>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').</p>	<p>Conditions of consent are recommended to be imposed which ensure compliance with this best practice and Council's Engineering Specifications.</p>	Yes, Conditioned.
8.3 Waste Management	<p>A Waste Management Plan is to be submitted with all DAs with the exception of single dwelling housing or superlot subdivision applications.</p>	<p>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.</p>	Yes.

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	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 development 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 ongoing waste management.	Yes.
	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 at the rear of the development, contained within the building 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 design of the building	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.

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	<p>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.</p>	<p>The building has been designed to provide casual surveillance of surrounding streetscape and open areas from all levels. No adjoining residential development is planned which would be impacted by overlooking from the subject site.</p>	Yes.
	<p>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).</p>	<p>The building has been designed to incorporate CPTED Principles.</p>	Yes.