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

Section	Control	Proposed	Compliance
2.1 Indicative Layout Plan	All development is to be undertaken generally in accordance with the Indicative Layout Plan. 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.	The proposed commercial building is consistent with the Indicative Layout Plan which identifies this portion of the Oran Park Town Centre as being a Mixed Use precinct.	Yes.
2.5 Hierarchy of Centres and Employment Areas	Development is to be consistent with Table 1 and Figure 4. The following floor space restrictions will apply: A maximum aggregate of 50,000m² Gross Lettable Area – Retail (GLAR) of retail premises. GLAR means the total area of a tenancy by the Property Council of Australia's Method of Measurement definition. Smaller scale retail uses (under 1,500m²) incorporated as part of a mixed use development outside the main retail area are not included in the calculation of the 50,000m² GLAR cap. The 'main retail area' is the area shown as 'Retail (a) 'in Figure 50. The cumulative total of smaller scale retail uses outside of the GLAR cap in this area is not to exceed 5,000m².	The proposal does not seek approval for retail floor space. The consent will be conditioned to ensure that any future uses remain below the 1,500m² limit for small scale retail uses incorporated as part of a mixed use development outside the main retail area.	Yes, conditioned.

5.1 Oran Park Town Centre	The Oran Park Town Centre is to be located in accordance with the figure at Appendix B. An indicative layout of the Town Centre is shown at Figure 22. Council may grant consent if it is satisfied that appropriate development controls are in force in the form of a Part B DCP.	The proposed development is generally in accordance with Part B of the DCP. For further detail see the assessment against the relevant controls in this table.	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'.	A detailed engineering and stormwater/water quality report has been prepared for the subject development by Henry & Hymas. This report provides a detailed response to both stormwater and water quality management. The stormwater management system comprises a below-ground on-site detention tank (OSD) combined with a rainwater re-use tank (RWT). The OSD tank achieves detention volume of 79.6m³, with an additional 19.95m³ allowable as part of the rainwater tank volume.	Yes.
	All development is to incorporate water sensitive urban design (WSUD). WSUD is to be adopted throughout the development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.	The treatment of stormwater for the Oran Park Tranche 8 catchment (in which the commercial development site is situated) will be managed as part of the trunk drainage system. A 1,500m³ bio-retention basin is being constructed in the Julia Creek Reserve and will be commissioned to service the catchment prior to completion of the commercial building development.	Yes.

	The WSUD Strategy shall demonstrate how the stormwater quality targets set by the Department of Environment and Climate Change (DECC) (Table 10) will be achieved and shall be consistent with 'Technical Note: Interim Recommended Parameters for Stormwater Modelling – North-West and South-West Growth Centres' and 'Managing Urban Stormwater: Stormwater Planning' (DECC) and Australian Runoff Quality (Engineers Australia). A monitoring plan that encompasses strategies for water sampling, maintenance of WSUD facilities and risk management in the short, medium and longer terms is to be included as part of the WSUD strategy.	The WSUD measures have been reviewed by Council's Development Engineers and found to be appropriate. A detailed Stormwater Plan of Management including monitoring and risk management will be required by way of conditions of consent prior to the issue of an Occupation Certificate.	Yes.
	Compliance with the targets at Table 10 is to be determined through stormwater quality modelling in accordance with the parameters outlined in the relevant technical guidance from DECC	The WSUD measures have been reviewed by Council's Development Engineers and found to be appropriate subject to conditions.	Yes.

6.3 Salinity and Soil Management	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.	The site incorporates land which is identified in Figure 21 as possibly being constrained by moderately saline soils. An extensive Salinity Investigation and Management Plan has been approved and implemented for the site in association with bulk earthworks completed under DA/2010/1548. Douglas Partners have also undertaken a detailed review of the previous salinity investigations over the site which is included in this application. This review states the management strategies described in the SMP when incorporated into the design and construction are appropriate to mitigate the levels of salinity, aggressivity and sodicity identified at the site for the proposed development. Compliance with SMP will be required as a condition of consent.	Yes.

	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.
	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.
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.	The subject site has not been identified as being any Area of Environmental Concern (AEC) as shown on Figure 28 of the Oran Park DCP. Notwithstanding, Douglas Partners have undertaken a detailed review of the previous contamination report prepared for this site which is included in this application. This review states that previous assessments have assessed the suitability of the site against the residential land use criteria. The residential standards are regarded to be more conservative than those criteria used for commercial/industrial land use purposes therefore the site is also suitable for the commercial/industrial land use.	Yes.

6.9 Acoustics	All industrial / commercial / employment development is to comply with the Industrial Noise Policy (DECC 2000).	Detailed Noise Assessment has been prepared in association with this application by Acoustic Logic. The noise assessment has undertaken a detailed review of likely noise impacts from the development, including operational, plant and machinery on sensitive noise receivers. Councils Environmental Health Officer has reviewed the application and concluded that the proposal is capable of achieving the required EPA noise criteria including the noise generated from the loading dock and mechanical plant subject to conditions of consent which limit the hours of operation to 7am-10pm which is outside the 'night' noise criteria hours.	Yes.
8.1 Sustainable Building Design	Buildings and developments not affected by BASIX are to achieve a 40% reduction of baseline potable water consumption. Where the building or development is water intensive (i.e. high water user), specific water conservation objectives must be resolved with Council.	A detailed report titled 'Sustainability Initiatives and Strategy' has been undertaken. Many of the initiatives go beyond the mandatory requirements set out in BCA Section J compliance. The report also addressed the relevant DCP requirements. The proposal demonstrates general compliance with the objectives of sustainable development strategies and sufficiently to addresses ESD requirements.	Yes.

	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 building has a strong architectural presence and is consistent with the adjacent Commercial 1 to the north. Both buildings are connected by an internal street and atrium resulting in a strong visual connection. In response to the building's orientation, the proposal has an atrium that is oriented to the north and will receive ample sunlight. The east and west façade have responded to the aspect with solar shading louvre panels.	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 stormwater concept plan and a detailed engineering and stormwater/water quality report has also been prepared for the subject development by Henry & Hymas. This report provides a detailed response to both stormwater and water quality management. The stormwater management system comprises a below-ground on-site detention tank (OSD) combined with a rainwater re-use tank (RWT). This has been reviewed by Councils Development Engineer who is satisfied that stormwater is being appropriately managed.	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.
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 who have supported the application subject to 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 building includes a dedicated waste bin storage room which is screened from public view. A detailed Operational Waste Management Plan has been submitted with this application addressing on-going 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 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 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 windows across all elevations and levels. The buildings design provides the opportunity for 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 buildings large glass façade allows for a high degree of casual surveillance to the 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 impacted by overlooking from the subject site.	Yes.
	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. A detailed CPTED Review has been provided by Urban Co demonstrating how the proposal adopts and implements the principles of CPTED to minimise opportunities for crime and anti-social behaviour.	Yes.
B1 Oran Park Town Centre			Yes.
3.1 Town Centre Structure Plan Layout	Generally consistent with Figure 51: Land Use. Note: Figure 51 graphically represents the indicative land uses for the Oran Park Town Centre. The land uses and general road structure may be amended over time to allow for flexible delivery of the Town Centre built form.	The proposed development is located in an area identified for 'mixed use' and is generally compliant with the land uses indicated for this precinct.	Yes.

3.2 Land Uses	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. 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. It is anticipated that the eastern most blocks furthest from the town centre core will be predominantly residential and take advantage of the fine views over the landscape.	The proposed building provides floor space for business premises opportunities. This sub-precinct within the overall mixed use precinct of the Town Centre has seen a number of applications approved and proposals planned for housing, commercial and small scale retail opportunities. It is envisaged that this development will enable the mixed-use precinct vision for the Town Centre to become realised.	Yes.
Land Use Principles	Smaller scale retail uses (under 1,500m²) incorporated as part of a mixed use development outside the main retail area are not included in the calculation of the 50,000m² GLAR cap. The 'main retail area' is the area shown as 'Retail (a) 'in Figure 50. The cumulative total of smaller scale retail uses outside of the GLAR cap in this area is not to exceed 5,000m².	Conditions of consent will be imposed to ensure that the proposed building is not used for any retail use > 1500m².	Yes.
	Incorporate a variety of retail, residential, commercial, entertainment, recreation and community uses to serve the needs of the wider community and promote an active and vibrant town centre.	The proposal is consistent with this control in that it will deliver a building capable of containing a variety of commercial land uses which will complement the adjacent retail hub, nearby residential developments, Julia Creek Reserve and community youth centre.	Yes.

	Incorporate higher density housing and mixed use development within the Town Centre core.	The proposed commercial building contributes to the mixed-use precinct. The building compliments nearby residential development without generating any land-use conflicts.	Yes.
	Maximise employment opportunities within the Town Centre.	The proposed commercial building will provide high quality office-based employment opportunities to Oran Park and the broader Camden Area	Yes.
	Focus retail uses along, and fronting the Main Street. Large scale retail development should be located within the retail precinct.	No large scale retail uses are proposed nor will be permitted by recommended conditions of consent.	Yes.
	Co-locate uses and facilities where possible to maximise the efficient use of space.	The large floor plan and flexible design of tenancies will allow for the co-location of uses and facilities where possible.	Yes.
	Locate active uses at ground floor, throughout the Town Centre, in particular fronting the Main Street, Town Square and areas of open space.	No uses have been proposed as part of this application. Conditions of consent will ensure that the ground floor tenancies consist of uses which are classified as active uses.	Yes.
	Incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre.	The office building provides floor space for potential uses which cater to these needs.	Yes.
3.4 Views and Vistas	The Oran Park Town Centre Structure Plan has been designed to emphasise sight lines to local landscape features, places of key cultural significance, future civic buildings and public open space. Detailed development of the Town Centre is to acknowledge views and vistas contained in Figure 59	In accordance with Figure 59, the proposed building has been designed to not interrupt the sight lines to key public, civic and cultural places.	Yes.

3.5 Interaction with Surrounding Land Uses	The Oran Park Town Centre Structure plan has been designed to respond to planned surrounding land uses including residential, educational, open space and commercial development outcomes. Detailed design of the Town Centre should take into consideration proposed adjoining land uses and ensure provision for a high level of pedestrian connectivity between the Town Centre and the surrounding development.	The proposed building has been designed to account for a high level of pedestrian and cycle connectivity between the existing Town Centre Building and adjacent commercial, open space and residential uses.	Yes.
4.2 Pedestrian and Cycle Movement	The Town Centre is to be designed to provide clear and legible pedestrian and cycle connections.	Key pedestrian paths have been provided for along Podium Way and Oran Park Drive which provide key pedestrian and cycle paths between the Town Centre Podium and the subject site.	Yes.
	Streets and pathway networks should be designed to ensure that walking and cycling within the Town Centre takes priority over traffic circulation.	No Roadworks proposed under this application. Direct access (Fordham Way) to the building is provided has been approved by DA/2019/609/1. A condition of consent will ensure this road is constructed prior to the issue of an Occupation Certificate.	Yes.
	Continuous weather protection for pedestrians is to be provided in key locations by colonnades or awnings.	The building design includes ground level weather protection through a cantilevered building design along facades where pedestrian access is provided.	Yes.
	Bike parking facilities should be provided at key locations on streets within the Town Centre. No dedicated bike path is required along Main Street.	Not applicable to this site, however 45 bicycle parking spaces are provided within the building.	Yes.
4.4 Public Transport	Bus stops are to be provided generally in accordance with Figure 66.	Figure 66 indicates the bus stop adjacent to the podium which has already been constructed.	Yes.

5.1 Public Domain	Public domain areas are to be designed and located generally in accordance with Figure 67. The design of public domain areas shall take into consideration the Public Domain Manual adopted by Camden Council (Attachment A).	A detailed landscape plan has been prepared for the public domain areas. The landscape plan is consistent with the Public Domain Manual.	Yes.
	All paving materials must conform to relevant standards for durability, non-slip textures, strength and surface treatment to withstand use by light automobiles, service vehicles, pedestrians and bicycles.	All paving materials will achieve relevant durability, non-slip standards.	Yes.
5.2 Water Sensitive Urban Design Requirements (WSUD)	All Development shall generally be in accordance with the Oran Park Precinct Water Cycle Management Strategy and Master Plan prepared by Brown Consulting and adopted by Camden Council. Development Applications, other than minor applications (e.g. shop fit-out, signage or change of use applications) shall include information from a suitably qualified consultant demonstrating how the proposed development is in accordance with the above. Key considerations include the management of stormwater run-off (quality & quantity), the minimising of potable water use & wastewater generation and water recycling strategies.	A detailed stormwater and water quality report has been prepared by Henry & Hymas. The report confirms that the proposal will achieve all relevant stormwater and water quality targets.	Yes.

5.3 Street Trees	Development Applications, other than minor applications (e.g. shop fit-out, signage or change of use applications) shall include a landscaping plan prepared by a suitably qualified consultant. The landscaping plan shall generally be in accordance with the landscaping components in the Public Domain Manual for the Town Centre (Attachment A).	A detailed landscape plan has been prepared for the public domain areas. The landscape plan is consistent with the Public Domain Manual.	Yes.
	Street trees and open space planting is to provide generous shade for pedestrians in summer and allow for sunlight penetration to street level in winter.	The landscape plan is consistent with the Public Domain Manual. Species selected allow for shade in summer and sunlight penetration in summer. The landscaping proposed matches / is consistent with the landscaping approved for the Commercial 1 Building.	Yes.
6.0 Environmentally Sustainable Development Principles	All new retail, commercial and mixed use buildings must achieve a minimum 4 star Green Star rating from the Green Council of Australia. An Energy Efficiency report is to be provided to Council as part of the Development Application for the development proposal. Matters to be considered as part of an Energy Efficiency report are provided at Attachment B of this Plan.	A detailed Environmental Sustainability Report has been prepared by Thermal Environment. The report demonstrates that the proposed building either meets or exceeds all of the sustainability measures and criteria listed in the Sustainability Development Controls under Attachment B of the Oran Park DCP 2007. However, no certification has been submitted that the building achieves a 4-star Green Star rating.	**No, refer to discussion in main body of report**
7.1 Built Form Articulation	Articulation zones should be provided to compliment the building mass and emphasise key design elements such as entrance points and respond to environmental conditions including solar access, noise, privacy and views.	The built form demonstrates articulation to the building facades which highlight the main entrance areas and responds to environmental conditions such as the proposed atrium being north facing to maximise solar gain. The built form is consistent with the design of Commercial 1 to the north which will ensure the buildings complement one another.	Yes.

7.2 Architectural Character	Articulation and Corners: Buildings at Oran Park Town Centre are to generally align with street edges, be articulated in their façade treatments and express corners in design.	The building has been designed to align with street edges and provides articulation to the façade and streetscape landscaping which emphasises corner elements.	Yes.
	Corners are to be visually prominent and may be reinforced by one and two story verandas / balconies which turn the corner in a traditional manner.	The building itself is located on two corners and will be visually prominent for some time until the re-development of the temporary at-grade car park (east of the site) and rail corridor occurs. The scale of the building and articulation of the buildings ground floor level helps the building reinforce the corner in a traditional manner.	Yes.
	Building Interface: The interface between the building and the public domain is to be designed to create active safer streets, to encourage flexibility in design for changing uses at ground level and provide weather protection for pedestrian amenity.	The building and landscape design of the public domain have been designed and will be constructed concurrently to help ensure a seamless transition between the public and private domain.	Yes.
	Building facades are to be designed to accentuate key architectural features and clearly delineate points of interest such as building entries, vertical and horizontal elements	The building façade and structure has been designed to accentuate the entry foyer, atrium and main entrance on Fordham Way	Yes.
	Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form.	The building façade incorporates a variety of contemporary colours and materials to provide a vibrant and attractive streetscape presentation.	Yes.
	A diverse palette of durable and cost efficient external materials exploring a contemporary urban character whilst representing themes of Australian local character should be used. A range of materials is to introduce a fine grain façade treatment along street edges.	The proposal incorporates a variety of finishes and materials which achieve compliance with this clause. The proposal was referred to Councils Urban Design Officer who is supportive of the developments design characteristics.	Yes.

7.3 Building Envelopes / Bulk & Scale	Building heights are to be in accordance with the Building Envelope Plan shown in Figure 69A.	The proposed 6 storey design does not comply with the 4 storey height identified for this site in the DCP.	**No, refer to discussion in main body of report**
	Prominent street corners should be reinforced in a visual context through concentrating building height and built form.	The building occupies a prominent street corner within the Town Centre context. The building has been designed to reinforce the street edge and corner elements are consistent with the principles of the DCP.	Yes.
	Buildings are to be designed to ensure a human scale is maintained at street level.	The building entrance and overhanging cantilevered design creates a single storey 'bottom' to the building which helps achieve a human scale.	Yes.
	Minimum ceiling heights are detailed in in the table below. For the purposes of this control 'ceiling height' is measured internally from finished floor level to ceiling level. • Ground floor – 3m • All other floors for retail/commercial use – 2.7m	Minimum Ground Floor Height = 4.0m Minimum upper Commercial Floor Height = 2.7m.	Yes.
7.4 Quality of Indoor Environment	Refer to indoor environment controls provided in Attachment B. These controls are required to be assessed as part of the Sustainability Assessment.	A detailed environmental assessment has been prepared by Thermal Environment and outlines the development's compliance with these controls.	Yes.

7.5 Weather Protection	Weather protection must maintain a feeling of openness and enhance both the public function of the specific space and /or street.	Weather protection has been provided for the building itself along the facades of the building through cantilevering upper levels and shading devices for glazed areas. The proposed development does not incorporate the types of weather protection this section of DCP applies to. No awnings or weather protection extends over the footpath areas to maintain a feeling of openness.	Yes.
	Weather protection devices shall take into account wind, sun, rain, night / day, seasons and shadowing effects of other built components.	Weather protection is providing through glazing and louvers on east and western facades	Yes.
	Weather protection devices shall consider the scale of adjacent buildings and the width of the street / public space in order to ensure appropriate proportions and “feel”.	Weather protection devices have been incorporated into the buildings design. This includes glazed windows, slatted louvers on windows and a cantilevered built form over the southern and western side of the building which wraps around the building. This is consistent with the cantilevering of the building on Commercial 1 to the north which will give the appearance of continuity.	Yes.
	Weather protection solutions shall be predominantly naturally ventilated.	The cantilevering of the building over the ground floor is naturally ventilated.	Yes.
	Weather protection should be included as part of the design of the architecture / built form or landscape design.	Weather protection has been provided along the facades of the building through cantilevering upper levels.	Yes.
	The design of the weather protection shall take into consideration ESD objectives.	A detailed sustainability report has been submitted with this proposal.	Yes.

	Generally streets with retail, commercial, or community uses at ground level shall provide weather protection along the majority of the façade, especially those areas facing north and west. This protection shall typically take the form of a variety of awning types	Weather protection has been provided along the facades of the building through cantilevering upper levels.	Yes.
	Awnings increase the usability and amenity of public footpaths by protecting pedestrians from sun and rain. Awnings encourage pedestrian activity along streets and, in conjunction with active edges such as retail frontages, support and enhance the vitality of the Town Centre. Awnings can be used in conjunction with colonnades. There are to be no wing walls so colonnade is continuous and unimpeded	Not applicable, as no awnings are proposed as part of the building form.	Yes.
	Street level awnings should be provided to all retail frontages and commercial entries and to main lobbies of residential buildings except where a colonnade is required.	The cantilevering of the building over the ground floor is considered to achieve the same weather protection as a street level awning with a better design outcome.	Yes.
	In particular, continuous awnings and colonnades are required to be provided along the ground floor street frontage on active street frontages.	The cantilevering of the building with colonnades over the ground floor is considered to achieve the same weather protection as a street level awning with a better design outcome.	Yes.
	Awnings should be a minimum height of 2.7m (3.2m desirable) above footpath level, generally consistent in form and to project horizontally from the building façade	Not applicable, as no awnings are proposed as part of the building form.	Yes.
	The front fascia of the awning is to be set back a minimum of 500mm from the kerb of the street carriageway, including at street corners.	Not applicable, as no awnings are proposed as part of the building form.	Yes.

7.6 Setbacks	Building setbacks are to be provided in accordance with the Setbacks Plan DCP Minimum = Not Specified	Building setbacks exceed the minimum setbacks specified under the DCP. South – 1.5m West – 3.2m East – 4.2m North – 2.3m	Yes.
	The urban character is achieved by adopting "build–to" lines or zero setback conditions to create street walls and by variety in "build–to" conditions for different types of streets. The main building facades are to be built to the block edge with allowances for insets and projections and to create stronger corner edges.	Although the building does not adopt a zero setback, the building has been designed to create an attractive frontage. The presentation to Fordham Way has been enhanced through the landscape design to soften the southern and western edge, and windows which open up the potential shop fronts and the use of a cantilevered building with columns. The lack of built form to the boundary allows for the elevations to intersect which creates stronger corner edges and greater articulation.	Yes.
7.7 Streetscape Activation	Active frontage uses are defined as one of a combination of the following at street level: • Entrance to retail. • Shop front. • Glazed entries to commercial and residential lobbies occupying less than 50% of the street frontage, to a maximum of 12m frontage. • Café or restaurant if accompanied by an entry from the street. • Active office uses, such as reception, if visible from the street. • Public building if accompanied by an entry.	Although the exact end user of the ground floor tenancies is unknown the permissible land uses and the owner's advice indicates it will be commercial suites, medical offices and a small café and a commercial lobby for the building itself. The glazed wrap around frontage will help ensure that these types of tenancies are utilized for the ground floor and a condition of consent will also ensure that the ground floor frontages are active uses.	Yes.

	Buildings are to maximise areas of street activation through a mixture of ground floor retail/commercial suites and the incorporation of ground floor terrace areas along the street frontage in residential development.	Ground floor terraced landscape area and commercial suites will be conditioned to ensure activated street frontages.	Yes.
	Active street fronts, built to the street alignment, are required on the ground level of all retail and commercial development.	The building provides ground floor commercial tenancies to activate street frontages.	Yes.
	No external security shutters to be permitted.	No external security shutters are proposed.	Yes.
	On corner sites, shop fronts are to wrap around the corner.	Not applicable as no shop fronts proposed. However, the corner tenancies glazed frontages wrap around the corner.	Yes.
7.8 Solar Access	Any Development Application for the construction of buildings is required to submit detailed solar access diagrams for between 9am and 3pm mid-winter to demonstrate sufficient solar access is maintained to public and private spaces and streets	There is partial overshadowing to the streetscape at 9am and 3pm, however this is a constraint given the density of the area orientation.	Yes.
	Parks and plazas are to receive sunlight on a minimal of 50% of their site area between 11am and 2pm on June 21.	Not applicable. No parks or plazas are proposed under this application.	Yes.
	Building envelopes are to allow for north-south streets to receive 2 hours of sunlight between 9am- 3pm on 21 June on a minimum of 50% of the eastern or western footpaths.	Solar access diagrams demonstrate that the proposal provides reasonable solar access to Fordham Way (which runs north south) in the middle of the day. This is considered acceptable.	Yes.
	Building envelopes are to allow for east-west streets to receive 1 hour of sunlight between 9am-3pm on 21June on a minimum of 50% of the southern footpaths	Solar access diagrams demonstrate that there is partial overshadowing of the section of Fordham Way running east - west. Solar access is maximised at 9am.	Yes.
7.9 Signs	Not applicable as no signage proposed under this application. A separate Development Application will be submitted for any future signage.		

8.1 Vehicle Parking and Storage	Car parking dimensions are to be provided in accordance with relevant Australian Standards.	Car Parking and maneuvering areas are provided in accordance with relevant Australian Standards.	Yes.
	Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts.	No above ground parking is provided within the site. All proposed parking is basement parking	Yes.
	Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.	Basement car parking is proposed as part of this development.	Yes.
	Where below ground parking is along a street edge and cross ventilation is desirable, any exposed section of car park wall is to be appropriately modelled and scaled.	Mechanical ventilation has been provided to basement car parking areas.	Yes.
	The majority of car parking is to be provided under Town Centre buildings and on street to limit visual impact and maintain pedestrian amenity.	Car parking is provided within a basement under the building footprint.	Yes.
	Natural ventilation of basement and sub-basement parking areas is encouraged to be provided wherever possible	Ventilation is provided to basement parking areas.	Yes.
	Service vehicle access points should be consolidated where possible to limit the potential for conflict points.	A single consolidated servicing / loading dock area has been provided on the north western side of the building.	Yes.
	Bicycle racks/storage areas are to be provided in all developments in accordance with the following requirements. Bicycle racks/storage areas should be provided for both residents/employees and site visitors: • Non-residential development = 1 space per 750m2 of gross leasable floor area	The proposed development has 20 motorcycle spaces and one lockable bike storage area (45 bike spaces) being located on basement car parking level 1 which exceeds the DCP requirement.	Yes.
8.2 Loading Docks	Loading docks are to be developed in accordance with the standards provided in Council's comprehensive DCP.	A loading dock area is provided on the north west side of the building.	Yes.