Control	Assessment	Compliance?
2.1 Indicative Layout Plan All development is to be undertaken generally in accordance with the Indicative Layout Plan.	The proposal is consistent with the adopted Indicative Layout Plan which identifies this portion of the Oran Park Town Centre as being a mixed-use precinct, which may include a range of land uses including commercial and entertainment facilities.	Yes.
2.2 Vision and Development Objectives Key Development Objectives for Oran Park involve The Oran Park Town Centre will become a focal point for community interaction, civic and community facilities and retailing. Relevant development objectives include: • To facilitate urban development that meets environmental sustainability objectives; • To ensure all development achieves a high standard of urban and architectural design quality. • To provide social infrastructure that is flexible and adaptable. • To create vibrant, successful town and neighbourhood centres	The pub and associated uses will contribute to creating a vibrant and successful town centre by providing a place for community interaction for existing and future residents. The built form has been designed by a registered architect based on advice provided by Council's Design Review Panel at the pre-DA stage. The proposal demonstrates a high standard of urban and architectural design quality.	Yes.
2.5 Hierarchy of Centres and Employment Areas Development is to be consistent with Table 1 and Figure 4.	The proposal will contribute to providing a mix of uses which will assist in promoting the town centre as a focal point of the precinct.	Yes.
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 Oran Park Town Centre is to be consistent with the following relevant principles:	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.
• incorporate a range of retail, commercial, entertainment, recreation and community uses to serve the needs of the wider community	The proposal will provide a range of additional entertainment uses which will serve the needs of the wider community.	Yes.
• maximise employment opportunities within the Town Centre,	The development will create numerous employment opportunities both during construction and once operating.	Yes.

• locate active uses at ground floor, throughout the Town Centre, in particular fronting the main street and all open space,	Active uses including a garden play area, entries, take away food shop front and a garden terrace front the public domain.	Yes.
• provide a mix of uses that promote an active and vibrant town centre.	The subject proposal will expand and contribute to a variety and mix of uses within the Town Centre.	Yes.
• locate a bus interchange within easy walking distance of the main street and retail core, and	While this proposal will not strictly stop a bus interchange from being provided, it is partially located on a site shown as being an 'indicative transit place' within the Oran Park Town Centre DCP. See 'Section 4.4 Public Transport' in the Part B table below and the Report for further discussion.	No, see discussion in Report.
• provide on-site detention storage with a storage requirement that maximises rainwater reuse.	A detailed stormwater report has been prepared and submitted with this application which addresses this matter.	Yes.
• provide a range of building heights, up to a maximum of 6 storeys with a transition in heights to surrounding residential areas. Building heights in excess of 6 storeys may be considered as part of the Part B DCP / SEPP amendment for the Town Centre,	The proposal consists of a three storey design on the fringe of the Town Centre. This will act as a satisfactory transition from the Town Centre into the adjoining residential land.	Yes.
• relate building heights to street widths and functions to promote a comfortable urban scale of development,	The proposed building's height has specifically been designed to reflect the scale and function of adjoining streets and open spaces areas through the concentration of height and proportions.	Yes.
• define streets and open spaces with buildings that are generally built to the street edge, have a consistent street wall height and provide a continuous street frontage along all key streets,	The building is well defined along the streetscape interface and generally built to the street edge. Where the building isn't built to the street edge, landscaping and other features help to define streets.	Yes.
• building heights are to take into account view lines and solar access to the public domain,	Building heights and form have been designed taking into consideration key view lines and solar access.	Yes.
• a high quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the Town Centre, and	The proposal incorporates high quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the Town Centre.	Yes.
• waste storage and collection areas are to be accommodated and designed appropriately to minimise impacts, in particular within mixed use development.	Waste storage and collection areas are accommodated as part of the loading dock / service area to minimise amenity impacts.	Yes.
• site servicing and loading facilities, waste storage and other infrastructure	Site service and storage areas have been located at the rear of the development as	Yes.

is to be designed to minimise visual impact on the public domain and impacts on neighbours.	an extension of the existing loading dock / service area and screened from public view.	
• basement, semi-basement or decked parking is preferred over large expanses of at-grade parking,	A basement car park providing 140 car parking spaces is proposed with a smaller at grade car park provided behind the building line.	Yes.
6.1 Riparian Corridors Riparian corridors are to be provided in accordance with the Oran Park and Turner Road Waterfront Land Strategy 2009.	The site includes a small area of Riparian Corridor land in the north east corner. The boundary of which was regularised and offset under the Ron's Creek Stage 1 Embellishment DA (DA/2018/1046/1). No works are proposed within the Riparian Protection Area. The proposed Ron's Creek riparian corridor has been comprehensively planned to accord with the current policy direction for Waterfront Land (the Office of Waters, Guidelines for Riparian Corridors on Waterfront Land) as approved through DA/2018/1046/1.	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'	Engineering drawings and models have been prepared for the subject development by Calibre Consulting. The stormwater management system comprises an on-site detention tank (OSD) in the north west corner of the basement. From there, the stormwater will discharge to trunk drainage system approved under DA/2019/317/1, flowing to Basin 4E, prior to being released into Ron's Creek. The plans and models demonstrate that the proposal can comply with Council's Engineering Design Specifications subject to the recommended conditions.	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.	Water Quality treatment has been implemented as part of the Oran Park Precinct Master Plan down stream of the subject site. Additional GPTs across the site and oil traps are to be provided to hardstand areas that are not roofed including the temporary car park.	Yes.
The WSUD Strategy shall demonstrate how the stormwater quality targets set by	The WSUD measures have been reviewed by Council's Development	Yes.

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. 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.	Engineers and found to be appropriate. The WSUD measures have been reviewed by Council's Development Engineers and found to be appropriate.	 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	 The site incorporates land which is identified in Figure 21 as possibly being constrained by moderately saline soils. A summary of salinity assessments applying to the site prepared by Douglas Partners confirms that there are three salinity assessments relevant to the site. These are been assessed under previously development applications for development in Tranches 25, 26, 27 and 28, the outcomes of which are supported by Council's environmental health officer. Compliance with the relevant salinity management plans will be required as a condition of consent.	Yes.

produced by the Department of Environment and Climate and Council's policy - Building in Salinity Prone Environments.		
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.	Recommended conditions require an erosion and sediment control plan be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction' prior to the issue of a construction certificate and implemented prior to commencement of works.	Yes.
All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development.	Recommended conditions require an erosion and sediment control plan be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction' prior to the issue of a construction certificate and implemented prior to commencement of works.	Yes.
6.4 Aboriginal and European Heritage		
Aboriginal Archaeological Conservation Areas are identified Figure 24.	The subject site is not identified in Figure 24.	Yes.
Items of European heritage significance are shown at Figure 25.	The subject site is not identified in Figure 25.	Yes.
6.5 Bushfire Hazard Management		
Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2006 and Australian Standard 3959-1999 - Construction of Building in Bushfire Prone Areas.	The proposal is accompanied by a Bushfire Protection Assessment which demonstrates that the development complies with the requirements of Planning for Bush Fire Protection 2006 ('PBP 2006') which outlines the planning framework for developments close to land likely to be affected by bush fire. Compliance with this assessment will be required as a condition of consent.	Yes.
6.6 Tree Retention and Biodiversity		
All high significance vegetation identified at Figure 27 is to be retained within open space. The moderate significance vegetation identified at Figure 27 is to be retained where possible.	There is no vegetation currently on the site and the site is not identified in Figure 27.	Yes.
6.7 Contamination Management		
DAs for development in Areas of Environmental Concern (AEC) as identified at Figure 28 shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared in accordance with Council's Policy – Management of Contaminated Lands.	The site was not identified as containing any AEC during rezoning of the Oran Park Precinct, as shown in Figure 28 of the DCP. Douglas Partners have also undertaken a detailed review of the previous contamination reporting prepared for the site, which is included in this application.	Yes.

	This review confirms that there are two contamination assessments, one Site Audit Statement and one Audit Report relevant to the site which have been assessed under previously development applications. The summary letter concludes that based on the assessments the area for this current application is suitable from a contamination perspective. Council's environmental health officer accepts this conclusion.	
6.9 Acoustics All industrial / commercial / employment development is to comply with the Industrial Noise Policy (DECC 2000).	An acoustic assessment prepared by The Acoustic Group was submitted with the application. The report provides an assessment of noise from the pub on surrounding noise sensitive residential receivers. Currently there is no buildings adjoining or immediately surrounding the site. Ron's Creek open space and riparian corridor will be located directly to the east with future medium density housing to be located further east. To the north will be medium density housing. To the west will be future mixed use development and to the south, future mixed use and commercial development. The report recommends a number of controls to attenuate noise such as: • Ground floor: closing of roof, glazing of terrace and increase in height to 4.3m, limit of patrons using outdoor spaces after midnight. • Level 1: additional glazing, closing of bi-fold doors, installation of in house music system with noise limiter, ceasing activities at midnight. • Level 2: additional glazing to height of 3.1 m, cease use at midnight. The final project noise levels are considered to be conservative due to the very low background levels at night. The ongoing development within the Oran Park area will lead to higher background levels over time. Council's environmental health officer has reviewed the report and considers it	Yes.

	acceptable subject to the recommended conditions relating to the above noise control measures and selection of mechanical plant to be undertaken with the involvement of a qualified consultant to ensure that noise complies with the stated criteria for residential receivers.	
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.	A Section J Energy Efficient Evaluation report prepared by Partners Energy was provided with the application. The assessment demonstrates that subject to the recommendations of the report, the project complies with Section J of the BCA 2016. A condition recommended compliance with this report has been recommended.	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.	Engineering drawings and models have been prepared for the subject development by Calibre Consulting. The stormwater management system comprises an on-site detention tank (OSD) in the north west corner of the basement. From there, the stormwater will discharge to trunk drainage system approved under DA/2019/317/1, flowing to Basin 4E, prior to being released into Ron's Creek. The plans and models demonstrate that the proposal can comply with Council's Engineering Design Specifications subject to the recommended conditions.	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').	Recommended conditions require an erosion and sediment control plan be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction' prior to the issue of a construction certificate and implemented prior to commencement of works.	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.	An operational waste management plan has been submitted with this application and reviewed by Council's Waste Team. The plan is acceptable and a condition is recommended to require compliance with the measures contained in the plan. An additional condition is recommended requiring a waste management plan covering the construction phase of the	Yes.

	development to be prepared prior to the issue of a construction certificate.	
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 storage location is enclosed and will not impact on the amenity of adjoining development given its location and landscaping measures. Waste collection will occur from outside of the bin storage areas with waste collection vehicles accessing the site from the proposed vehicle entry/exit.	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.	The dedicated waste storage location is enclosed and will not impact on the amenity of adjoining development given its location and landscaping measures.	Yes.
8.4 Site Facilities and Servicing Garbage, mailbox 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 built form of the proposal and embellished with landscaping.	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 proposal promotes strong natural surveillance of both the public domain and the interior of the site. The combination of outdoor areas and large windows ensure that the north, east and south perimeter roads as well as the car park area receive satisfactory passive surveillance. The high use nature of the car park entry and exit will further enhance surveillance of the western perimeter road.	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.
Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.	External lighting will be conditioned to be provided to ensure a high level of safety. The building form and choice of landscaping minimises opportunities for concealment.	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 areas of the development. The building provides high levels of casual surveillance of the surrounding streetscape network. The proposal will not result in overlooking of neighbouring residential properties or	Yes.

	private open space areas given the site is surrounded by perimeter roads on all elevations.	
All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).	The proposed development has been designed to incorporate the four CPTED design principles. A CPTED review provided by DFP Planning demonstrates that the proposal adopts and implements the principles of CPTED to minimise opportunities for crime and anti-social behaviour. The application was also referred to the NSW Police Force who conducted their own assessment and categorized the development as a low crime risk.	Yes.
B1 Oran Park Town Centre		
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' development and a 'transit place'. The proposal is consistent with the indicative mixed use land use however inconsistent with the transit place land use.	No, see discussion in Report.
3.2 Land Uses 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.	The proposal will enhance the variety of land uses currently provided for within the Town Centre and provide opportunities for employment, recreation and entertainment.	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 proposal will complement existing and future land uses and is located in close proximity to both on street and off street shared paths. Conveniently accessible bicycle parking has been provided within the site.	Yes.
4.4 Public Transport Bus stops / Transit Place is to be located to allow for integration of local and regional transport services. Future Transit Place for buses to Leppington Railway	'Figure 66: Public Transport Routes' identifies a 'Proposed Transit Hub' on the north western corner of the Dick Johnson Drive and Central Avenue intersection, in	No, see discussion in Report.

Station is to be located on Dick Johnson Drive generally in accordance with **Figure 66.**	the location of the proposed pub.	
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.	Engineering drawings and models have been prepared for the subject development by Calibre Consulting. The stormwater management system comprises an on-site detention tank (OSD) in the north west corner of the basement. From there, the stormwater will discharge to trunk drainage system approved under DA/2019/317/1, flowing to Basin 4E, prior to being released into Ron's Creek The plans and models demonstrate that the proposal can comply with Council's Engineering Design Specifications subject to the recommended conditions. Water Quality treatment has been implemented as part of the Oran Park Precinct Master Plan downstream of the subject site. Additional GPTs across the site and oil traps are to be provided to hardstand areas that are not roofed including the temporary car park.	Yes.
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. The design includes entrance points along Central Ave and Dick Johnson Drive which articulates the built form. Vertical elements and landscaping also assist in breaking up the built form	Yes.
7.2 Architectural Character 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. 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	The building has been designed to align with street edges and provides articulation to the façade which emphasises corner elements. 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. Yes.

provide weather protection for pedestrian amenity.		
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 foyers on the Main Street and provide articulation to the building form.	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 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.	Yes.
7.3 Building Envelopes / Bulk & Scale		
Building heights are to be in accordance with the Building Envelope Plan shown in Figure 69A. The site is shown as being capable of having 4 floors.	The proposed development consists of building elements of various heights ranging from single storey to three (3) storeys.	Yes.
Prominent street corners should be reinforced in a visual context through concentrating building height and built form.	Building height has been concentrated on the corner.	Yes.
Buildings are to be designed to ensure a human scale is maintained at street level	The building entrances and built form features have been designed to 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 retails or commercial floors – 2.7m - All residential floors = 2.7m	Minimum Ground Floor Height = 4.1m All other floors = 3.8m	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	The design of the proposal has utilised sustainable principles of passive design to ensure that a high level of quality indoor	Yes.

Sustainability Assessment.	environment is achieved. This includes the central open courtyard, open roof top bar and children's play area.	
7.5 Weather Protection 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.	Awnings are provided to the entrances to the pub to offer a form of comfort and protection from the elements	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.	One small section of awning is proposed over the footpath on the Central Avenue frontage. The awning is 4.4m above ground level.	Yes.
The front fascia of the awning is to be setback a minimum of 500mm from the kerb of the street carriageway, including at street corners.	Awning setback exceeds 500mm.	Yes.
7.6 Setbacks Building setbacks are to be provided in accordance with the Setbacks Plan	The proposed development has adopted 'build-to' lines and built to the street frontages. Areas of façade articulation have been provided, especially at the corners to enhance the streetscape.	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.	The building has been designed to create attractive and active street walls.	Yes.
7.7 Streetscape Activation 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.	The proposal provides entrances to the café and restaurant areas of the proposal.	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.	The building warps around both the north eastern and south eastern corners.	Yes.
7.8 Solar Access Any Development Application for the	Solar access diagrams demonstrate that	Yes.

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	the proposal maintains adequate solar access to streetscape areas.	
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 maintains adequate solar access to adjoining north-south streets (Central Avenue and proposed road).	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 the proposal maintains adequate solar access to adjoining east-west streets (Dick Johnson Drive).	Yes.
7.9 Signs Signs are to be designed and located to: − be visually interesting and have a high level of design quality, − be integrated with the architecture and structure of the building on which they are located, − be consistent with the scale of the building or the property on which they are located, − consider existing signs on the building, adjoining buildings or elsewhere in the streetscape, and not obscure views of existing signs or the potential for signs to be viewed on adjoining premises, − not cover glazed surfaces, and − project minimally from the building.	The proposed signage is consistent the requirements of the DCP in that they are visually interesting and generally integrated with the structure of the building.	Yes.
The preferred locations for business or building identification signs are shown on Figure 72	Building identification signs are generally in accordance with this figure.	Yes.
Awning fascia signs are not to project within 500mm of the kerb.	All signs are greater than 500mm from the kerb.	Yes.
The minimum clearance from the footpath to the bottom of any sign (apart from flush mounted wall signs) is 2.4 metres.	No under awning signs proposed.	Yes.
Projecting wall signs and under-awning signs are to be perpendicular to the building façade and horizontal.	No projecting wall signs or under-awning signs proposed.	Yes.
Above awning signs (signs that are attached to the top of an awning) are not permitted.	One above awning sign is proposed on the eastern elevation. Sign 02 consists of an above awning sign.	No, see discussion in report.
Flush mounted building identification signs are permitted above the first floor on the building parapet only where they are	No flush mounted building identification signs proposed above the first floor.	Yes.

integrated with the design of the building and where they do not project more than 100mm from the building. The maximum area of the sign face is 3m².		
The maximum number of signs on each façade of any retail or commercial tenancy is three, and only one sign of each type (fascia, under-awning, projecting wall or flush mounted) is permitted on each façade.	Excluding minor internal wayfinding signs, the number and type of signs is consistent with this control.	Yes.
Any illuminated signage must comply with AS 4282 – Control of the obtrusive effects of outdoor lighting.	A condition has been recommended to ensure compliance with this control.	Yes.
8.1 Vehicle Parking and Storage		
Car parking dimensions are to be provided in accordance with relevant Australian Standards.	Council's engineers have reviewed the proposal and are satisfied that the application can comply with the relevant Australian Standard. A condition of consent has been included requiring a compliance to be demonstrated to the PCA with the construction certificate application.	Yes.
Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts.	The on-site at grade parking provides 46 spaces, which is less than 25% of the total on-site car parking. Appropriate measures including aluminium screening and landscaping is proposed and will mitigate potential adverse visual impacts. Given the temporary nature of the overflow car park, the previously approved street tree planting along the eastern and northern boundary roads will work with the nearby Town Park and adjacent Ron's Creek Riparian corridor to soften the visual impacts. Based on GDC's indicative development schedule, the area would likely have remained undeveloped for some time.	Yes.
Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.	140 of the 186 on-site car parking spaces are provided below ground.	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.	A condition of consent is recommended to ensure mechanical ventilation is provided to basement parking areas and designed in accordance with the relevant standards.	Yes.
Service vehicle access points should be consolidated where possible to limit the potential for conflict points.	Service vehicles access and egress have been consolidated with general vehicle access/egress therefore minimising potential for conflict points.	Yes.