

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

An assessment table against the Oran Park DCP is provided below. The variations identified in the assessment table are discussed in the main part of the report:

Control	Requirement	Proposed	Compliance
Part A			
Part 4.2 Education, civic and community facilities	Education, civic and community facilities are to be located and provided generally in accordance with Figure 21 and the Oran Park and Turner Road Section 94 Contributions Plan.	The proposed development is located within the civic centre in proximity to civic and community facilities in accordance with Figure 21.	Yes
Part 4.2	Education, community buildings and places of worship are encouraged to enhance community identity and way-finding through iconic and landmark building design.	The development has been designed to enhance community identity through high quality design and landmark building design.	Yes
Part 4.2	Community facilities are to be located above the Probable Maximum Flood (PMF).	The proposed development is above the PMF.	Yes
Part 5.1.1 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.	The proposed development aligns with the indicative layout of the Town Centre.	Yes
Part 5.1.2	Oran Park Town Centre Principles <i>Function and Uses</i> <i>Layout</i> <i>Built Form</i> <i>Pedestrian Amenity</i> <i>Public Domain</i> <i>Parking and access</i>	The proposed development is consistent with the Oran Park Town Centre principles as the development: <ul style="list-style-type: none"> - provides uses to serve the needs of the community while activating street frontages, - provides high amenity for pedestrians through generous footpaths, landscaping and open space, and - provides a maximum height of 13.9m and is a maximum of two storeys. 	Yes

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Part 6.3 Salinity management	Provide a Salinity Report	A salinity report has been included in the DA and was provided as part of DA 1122/2013, which included bulk earthworks and set the final finished site levels. Relevant salinity management measures were recommended during the assessment of this DA.	Yes
Part 6.9 Acoustics	Comply with Council's Environmental Noise Policy	An acoustic report has been submitted with the application which illustrates the development will comply with the <i>Industrial Noise Policy</i> . Conditions have been included in the recommendation to ensure compliance with the relevant noise standards.	Yes - Subject to conditions.
Part 8.2 Stormwater and Construction Management	Provide a Stormwater Concept Plan	A Stormwater Concept Plan has been prepared by Taylor Thomson Whitting and indicates how stormwater will be managed and disposed of. Council's development engineer has reviewed the application and is satisfied with the stormwater management subject to conditions. These conditions have been included in the recommendation.	Yes - Subject to conditions.
Part 8.3 Waste Management Plan	Provide a Waste Management Plan	A waste management plan has been submitted with the application.	Yes - Subject to conditions.

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		Conditions have been included in the recommendation to ensure adequate waste measures are implemented.	
Part 8.6 Safety and Surveillance	Provide a Crime Prevention through Environmental Design (CPTED) Assessment	An assessment against the CPTED principles has been included in the Statement of Environmental Effects (SEE) submitted with the application. The proposed development has been designed to provide opportunities for casual surveillance and safety for the area. The development is glazed for majority of the facades and provides views to each adjoining street. Furthermore, the location of the café and gymnasium allows passive surveillance to the street frontages and entry points.	Yes
Part B			
Part 3.2 Land Uses (Civic Precinct)	Design principles – 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. Co-locate uses and facilities where possible to maximise the efficient use of space. Leisure Centre to be closely integrated with retail and town park activities.	The building has been appropriately located to meet the needs of the wider community and is in accordance with the Structure Plan of the Oran Park DCP. The development (community leisure centre) has been located adjacent to the Council Administration Building and Library and Town Park and near Oran Park retail uses.	Yes
Part 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	The development maintains views to the open space to the west of the site.	Yes

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	significance, future civic buildings and public open space		
Part 3.5 Interaction with Surrounding Land Use	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.	The proposed development is aligned with the Structure Plan and responds positively to surrounding uses including the library and park.	Yes
Part 5.2.1 Water Sensitive Urban Design (WSUD) & Landscaping	For individual Development Applications, a Water Cycle Management Strategy should be prepared by a suitably qualified consultant to demonstrate how the proposed development manages run off quantity and quality, reduces potable water use, minimises effluent production and integrates landscape irrigation with recycled water.	A stormwater management plan and report have been submitted with the application demonstrating consistency with WSUD principles. Council's development engineer has reviewed the application and is satisfied with the stormwater management subject to conditions. These conditions have been included in the recommendation.	Yes Subject to conditions.
Part 5.3.1 Street trees and landscaping	Each Development application will include a landscaping plan which demonstrates how the individual landscaping components fit into the overall Public Domain manual for the Town Centre.	A landscape plan has been submitted with the application. The application has been reviewed by Council's Urban Tree and Landscaping officer who has provided conditions to ensure the proposed landscaping is viable for the site. These conditions have been included in the recommendation.	Yes Subject to conditions.
Part 6 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	A Sustainability Report has been submitted with the application. The report has not adequately addressed the prescriptive requirements of the	No See discussion below under DCP Variation 1.

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	provided to Council as part of the Development Application for the development proposal.	DCP in relation to Sustainability (refer to detailed assessment beneath table), and as such a condition has been included requiring an amended Sustainability Report be submitted to the Certifying Authority.	
Part 7.1 Built Form Articulation	Articulation zones should be provided to compliment the building mass and emphasise key design elements such as entry points and respond to environmental conditions including solar access, noise, privacy and views.	The design of the building façade has been articulated to complement the building mass, emphasise the main public entrance points and to respond to environmental conditions by enhancing natural ventilation, minimising noise and maintaining privacy for future residential development to the north and east.	Yes
Part 7.2.1 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 design of the building is aligned to the street edges, emphasises the prominent street corner and is sympathetic to the town centre character.	Yes
Part 7.2.2	Corners are to be visually prominent and may be reinforced by one and two storey verandahs /balconies in a traditional manner.	The corners of the development have been designed to be visually prominent and the building has been consolidated on the north western corner.	Yes
Part 7.2.3	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. Residential apartments	The proposed building will integrate with the surrounding civic precinct and has been designed to provide passive surveillance to the street and encourage pedestrian activity by the incorporation of glazing along majority of the	Yes

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	above Town Centre streets will provide opportunities for casual surveillance.	<p>facade and multiple pedestrian paths.</p> <p>The architectural plans illustrate that the development locates the main pedestrian entrance along Central Avenue. This integrates with the desired pedestrian movement for the Oran Park Town Centre being along Central Avenue.</p> <p>Large expanses of landscaping are proposed within the setback area of the Central Avenue main entry to provide weather protection and promote pedestrian activity.</p> <p>Furthermore, the development includes large expanses of glazing to provide views to the public domain from within the site for casual surveillance.</p>	
Part 7.2.5	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	Each building façade has been designed to accentuate key features and clearly identifies each building entry through materials and finishes.	Yes
Part 7.2.6	Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form	A variety of materials and finishes are incorporated into the design to provide modulation and provide visual interest	Yes
Part 7.2.7	A diverse palette of durable and cost efficient external materials exploring a contemporary urban character whilst representing themes of Australian local character	A variety of materials and finishes are incorporated into the design which are considered to conform to the contemporary	Yes

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	should be used. A range of materials is to introduce a fine grain façade treatment along street edges.	Australian local urban character.	
Part 7.3.1 Building Envelopes/Bulk & Scale	Building heights are to be in accordance with the Building Envelope plan shown in Figure 69A	The development has a maximum height of 13.9m and is consistent with the heights shown on the Building Envelope Plan.	Yes
Part 7.3.2	Prominent street corners should be reinforced in a visual context through concentrating building height and built form.	The development has been designed to accentuate the north western corner of the site to reinforce the street corner. The development incorporates articulation and a variety of materials to the northern corner to provide visual relief.	Yes
Part 7.3.4	Minimum floor to finished ceiling heights are as follows: <ul style="list-style-type: none"> - Ground floor 3m - All other floors for retail and/or commercial use 2.7m 	The development complies with the minimum floor to ceiling heights for ground floor development.	Yes
Part 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.	<p>An Energy Efficiency Report has been submitted with the application illustrating the measures to be incorporated into the development to meet ensure a high-quality indoor environment is provided.</p> <p>Notwithstanding, the Report has not adequately addressed the prescriptive requirements of the DCP in relation to Sustainability and as such a condition has been included requiring an amended Sustainability Report be</p>	<p>No.</p> <p>See discussion below under DCP variation 1.</p>

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		submitted to the Certifying Authority.	
Part 7.5 Weather Protection	Pedestrians should be provided with amenity and comfort throughout the public realm, and the commercial, residential and retailer occupants provided with a commercially viable and sustainable environment.	<p>The development includes a variety of weather protection solutions including landscaping and roof overhangs to promote pedestrian activity.</p> <p>The architectural plans illustrate how the development has been designed with the main pedestrian entrance located off Central Avenue. This is consistent with the desired pedestrian movement for the Oran Park Town Centre shown in Figure 61 of the Oran Park DCP. Large expanses of landscaping are proposed within the setback area of Central Avenue to provide weather protection for the main pedestrian entrance. In addition, footpaths incorporating landscaping have been provided throughout the site to promote pedestrian activity to and within the Civic Centre.</p>	Yes
Part 7.6 Setbacks	Building setbacks are to be provided in accordance with the Setbacks Plan shown in Figure 22.	There are no numerical setbacks for the subject site and are instead considered on merit. The proposed setbacks ensure an appropriate transition to the public domain and provide adequate landscaping and articulation.	Yes
Part 7.7 Streetscape Activation	Buildings are to maximise areas of street activation through a mixture of ground floor retail/commercial	The development maximises street activation through extensive glazing,	Yes

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	suites and the incorporation of ground floor terrace areas along the street frontage in residential development	ground floor active uses and multiple entries to the site.	
Part 7.8.1 Solar Access	Any Development Application 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.	Solar access diagrams have been submitted with the application demonstrating sufficient solar access is provided to the adjoining public park and civic areas in mid-winter.	Yes
Part 7.8.2	Parks and plazas are to receive sunlight on a minimal of 50% of their site area between 11am and 2pm on June 21.	The solar access diagrams submitted with the application demonstrate the adjoining parks and plazas retain solar access to 50% of their site area between 11am and 2pm on June 21.	Yes
Part 7.8.3	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.	The solar access diagrams submitted with the application demonstrate the adjoining north-south streets retains 2 hours of solar access on June 21.	Yes
Part 7.8.4	Building envelopes are to allow for east-west streets to receive 1 hour of sunlight between 9am-3pm on 21 June on a minimum of 50% of the southern footpaths	The solar access diagrams submitted with the application illustrate the proposal will not result in overshadowing to any east-west streets.	Yes
Part 7.9.1 Signs	Signs are to be in unobtrusive and coordinated in their appearance and design, and complement buildings and the streetscape.	The signage proposed is integrated with the building, is visually interesting and compatible with the scale of the building and is consistent with Control 1 in Part 7.9.	Yes

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Part 7.9.2	Signs are not to be supported from, hung from or placed on other signs.	Signs are not hung on other signs.	Yes
Part 7.9.4	The preferred locations for business or building identification signs are shown on Figure 72.	The proposal includes flush wall mounted signs and projecting wall signs which are located appropriately for the building design in preferred locations.	Yes
Part 7.9.5	The minimum clearance from the footpath to the bottom of any sign (apart from flush mounted wall signs) is 2.4 metres.	All signs have a clearance of at least 2.4m from the footpath.	Yes
Part 7.9.6	Projecting wall signs and under-awning signs are to be perpendicular to the building façade and horizontal.	The projecting walls signs are perpendicular to the building façade.	Yes
Part 7.9.7	Above awning signs (signs that are attached to the top of an awning) are not permitted	No above awning signs are proposed.	Yes
Part 7.9.8	Flush mounted building identification signs are permitted above the first floor on the building parapet only where they are 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 3m ² .	The proposed development is single storey in height and as such the signage is not located above the first floor.	Yes
Part 7.9.9	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.	One sign is proposed on each façade.	Yes

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Part 7.9.10	Under-awning or projecting wall signs are to be a minimum of 3.5 metres apart.	One sign is proposed on each façade.	Yes
Part 7.9.11	Signs are not to project beyond the dimensions of the structure to which they are affixed or obscure windows or other openings.	The signage does not project beyond the structure.	Yes
Part 7.9.12	Free standing signs (signs that are not affixed to a building) are not permitted on active street frontages.	One free standing sign is located at the front of the site adjacent to the public footpath. The signage is affixed to the landscaping structures and as such is not a dominant feature on the site.	Yes
Part 7.9.13	Flashing, animated or bright neon signage is not permitted	No flashing, animated or bright neon signage is proposed.	Yes
Part 7.9.14	Any illuminated signage must comply with AS 4282 – Control of the obtrusive effects of outdoor lighting.	The signage will comply with the Australian Standard.	Yes
Part 7.9.15	The location of signs is not to obscure views of traffic signs or traffic signals, or have the potential to cause confusion with traffic signs or signals (e.g. signs that look like traffic signals or stop signs located near a public road).	The signage will not obscure street signs or traffic signals.	Yes
Part 8.1 Site Access, Parking and Loading	Community facilities parking requirements no numerical requirement	Neither the Oran Park or Camden DCP's prescribe a numerical parking rate for community indoor recreation facilities. Assessment is to be based on merit taking	Yes. See also discussion below under DCP Variation 2.

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		<p>into consideration the proposed uses and rates for similar uses.</p> <p>A Traffic and Parking Assessment was submitted with the application. The report demonstrates that an adequate amount of car parking (156 spaces) is proposed to service the needs of the community, with a surplus of car parking provided within the Oran Park Civic Precinct adjacent to the subject site.</p> <p>Refer also to the detailed assessment beneath the table.</p>	
Part 8.1.3	Car parking dimensions are to be provided in accordance with relevant Australian Standards	Car parking has been designed in accordance with the Australian Standards.	Yes
Part 8.1.4	Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts	The proposal includes partially above ground parking. While the car park is partially above ground this is due to the slope of the land and the car park is adequately screened with materials and landscaping to minimise visual impacts.	Yes. See discussion under DCP variation 2.
Part 8.1.5	Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.	Partially above ground parking is proposed. While the car park is partially above ground this is due to the slope of the land and the car park is adequately screened with materials and landscaping to minimise visual impacts.	Yes. See discussion under DCP variation 2.

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Part 8.1.6	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.	The exposed section of carpark along the northern and eastern elevations has been appropriately treated with landscaping.	Yes. See discussion under DCP variation 2.
Part 8.1.7	The majority of car parking is to be provided under Town Centre buildings and on-street to limit visual impact and maintain pedestrian amenity.	The proposal includes partially above ground parking. While the car park is partially above ground it is adequately screened to minimise visual impacts.	Yes. See discussion under DCP variation 2.
Part 8.1.9	Service vehicle access points should be consolidated where possible to limit the potential for conflict points.	The proposal includes one service vehicle area on the western elevation accessed via Holstein Avenue. As detailed in the Plan of Management (POM) submitted with the application, this will be used for bulk deliveries directly related to the pool which are expected on an ad hoc basis. Smaller delivery vehicles for the café and retail stock will utilise the loading area within the car park.	Yes
Part 8.1.10	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	The development has a total Gross Floor Area (GFA) of 8392m ² and the DCP requires 1 bicycle space per 750m ² of gross leasable floor area. 16 bicycle spaces are proposed at the front of the site accessed via Central Avenue which complies with the requirement.	Yes