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| **Section** | **Assessment** | **Compliance** |
| 1. **Introduction**   **1.2 Notification and Advertising Requirements**  *This section has been replaced by the*[*Camden Community Participation Plan 2021*](https://www.camden.nsw.gov.au/assets/pdfs/Planning/21-15109-Community-Participation-Plan-2021-Final-version-Sept-21.PDF)*(the CPP). Notification and advertising requirements are now listed in Part 3.0 of the CPP.* | The development application was notified in accordance with the requirements of the CCPP. No written submissions were received during the assessment of the DA. | Yes |
| ***2.1 Earthworks***  *Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.* | Earthworks proposed within the development site are sought to accommodate the building footprint only. Standard conditions are recommended in the consent to ensure that impacts during the construction phase are kept to a minimum. | Yes |
| *Subdivision and building work must be designed to ensure minimal cut and fill is required for its construction phase.* | All cut and fill works within the development site are considered appropriate in this instance. Standard conditions are recommended in the consent to ensure the adverse impacts during the construction phase are kept to a minimum. | Yes |
| *All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or ‘VENM’). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.* | A standard condition is recommended in the consent, requiring all fill transported on site to be clean fill. Subject to the imposition of this condition, no concerns were raised by Council’s Environmental Health Officer. | Yes |
| **2.2 Salinity Management** |  |  |
| *Groundwater recharge is to be minimised.* | Post development flows will largely be directed towards the on-site detention tanks (OSD) with the exception of flows that discharge to the basement pump out system via the driveway. | Yes |
| *All development, where saline and sodic soils are identified, must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development.* | The DA was accompanied by a Salinity Status Summary, which noted that salinity was assessed during the bulk earthworks stage, which is dated March 2014. It was noted that the investigations as part of this assessment occurred at a depth of 3m (maximum). Given this, Council’s Environmental Health Officer has recommended that further consideration be given to salinity impact and management based on the proposed depth of excavation works required to accommodate the basement levels which is expected to be upwards from 7m (minimum) below existing ground level.  As such, a more conservative salinity management report to address a higher level of salinity impact in lieu of additional sampling is recommended. To ensure this is carried out, a condition is recommended requiring additional salinity testing of soils to be undertaken, to extend to the depth of the proposed development.  In the event that salinity levels are higher and/or more aggressive than those identified in the approved Salinity Management Plan prepared for Tranche 20 and 29 of Oran Park, the Salinity Management Plan must be amended to address the findings. Further, another condition is also recommended which requires the appropriate management strategies to be carried out in accordance with the approved Salinity Management Plan. Subject to the imposition of these conditions, no concerns were raised by Council’s Environmental Health Officer with regards to salinity management. | Yes |
| *All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/ established.* | A standard condition is recommended to ensure ongoing compliance with this control. | Yes |
| *Where salinity is identified on the site and a salinity report is prepared the report must also contain a Salinity Management Plan having regard to the following issues and construction requirements from Australian Standards.* | As noted above, appropriate conditions are recommended to ensure ongoing compliance with the approved salinity management strategies. | Yes |
| **2.3 Water Management**  *All development must demonstrate compliance with the relevant provisions of Council’s Engineering Specifications including requirements for detention, drainage and water sensitive urban design.* | The application was reviewed by Council’s Engineering Team, where it was confirmed that the proposed development has been designed in accordance with Council’s Engineering Design Specifications and the relevant water quality targets. A standard condition is recommended to ensure ongoing compliance with this control. Subject to the imposition of this control, no concerns were raised by Councils Engineering Team. | Yes |
| **2.4 Trees and Vegetation**  *A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.* | The development site does not contain ay trees or any other significant vegetation. In addition, the development site is bio-certified and therefore the carrying out of earthworks is supported. | Yes |
| **2.12 Acoustic Amenity**  *Acoustic reports (where required), must be prepared by a suitably qualified consultant.* | The DA was accompanied by an Acoustic Report, which considered external traffic noise, external plant equipment (such as air conditioning units) and the adverse impacts to private open space areas (i.e balconies). The assessment raised no concerns by Councils Environmental Health Officer, subject to the imposition of recommended conditions of consent. | Yes |
| *Bedrooms, main living areas and principal private open spaces must be located away from noise sources (Refer to Figure 2-1).* | The development has been designed in a way, where habitable rooms are located away from key noise sources. The DA was accompanied by an Acoustic Report which noted that noise levels will not be exceeded in habitable rooms across the development site. Standard conditions are recommended to ensure ongoing compliance. | Yes |
| *Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.* | Proposed attenuation to mechanical plant selections for the building is unlikely to have any visual impacts with regard to the streetscape given its size and proposed location. Standard conditions are recommended to ensure ongoing compliance. | Yes  Yes |
| *Residential plant and equipment must not generate a noise level greater than 5dBA above background noise level as measured at the boundary of a noise sensitive property during the hours of 7.00am to 10.00pm.* | A standard condition is recommended to ensure ongoing compliance with this control. |
| *Residential flat building developments are to meet the objectives of Part 4J of the NSW Department of Planning and Environment (or equivalent) -*[*Apartment Design Guide*](https://www.planning.nsw.gov.au/apartmentdesignguide)*to minimise potential impacts of road and rail noise through appropriate siting and layout of buildings, noise shielding and attenuation.* | As noted, the DA was accompanied by an Acoustic Report which noted that the development is consistent with all relevant requirements relating to acoustic amenity. The application was reviewed by Council’s Environmental Health Officer, where no concerns were raised. Standard conditions is recommended to ensure ongoing compliance with this control. | Yes |
| *An area of communal open space is to be attenuated to 57dBA LAeq (15hr) from 7am to 10pm.* | A standard condition is recommended to ensure ongoing compliance with this control. | Yes |
| **2.18 Traffic Management and Off-Street Parking**  *Residential Flat Buildings*   * *1 car parking space per unit, plus* * *0.2 car parking spaces per 2-bedroom unit, plus* * *0.5 car parking spaces per 3 or more-bedroom unit.* * *1 visitor car parking space per 5 units.* * *1 bicycle space per 3 units.* | The development proposes a maximum of 177 units with the following breakdown:   * 24 one-bedroom units, * 112 two-bedroom units, and * 41 three-bedroom units.   Based on the above, the following calculations are applicable to the development:   * 177 spaces (number of units in total), * 22.4 spaces (25) (to accommodate the proposed two bedroom units), * 20.5 spaces (21) (to accommodate the proposed three bedroom units), * 35.4 spaces (34) (to accommodate visitor car parking), * 59 bicycle spaces (as per the calculation of one per three units).   Based on the above, the development requires 257 spaces and 59 bicycle spaces.  The development provides a minimum of 277 car parking spaces, 15 motorcycle spaces and 63 bicycle spaces across two basement levels. | Yes |
| **2.19 Landscape Design**  *A landscape plan is to be submitted for all development that, in Council’s opinion, will significantly alter the existing and intended landscape character of the land.* | The DA was accompanied by a detailed Landscape Plan, prepared in accordance with Appendix B of the Camden DCP. Standard conditions are recommended in the consent, ensuring the development is carried out in accordance with Councils requirements (as detailed in Appendix B). | Yes |
| **4. Residential Dwelling Controls**  *All residential flat buildings and shop top housing are to be consistent with the design quality principles outlined in*[*SEPP No. 65*](https://www.legislation.nsw.gov.au/#/view/EPI/2002/530)*and the objectives, design criteria and design guidance outlined in the Apartment Design Guide (or equivalent).* | A detailed assessment against SEPP 65 and the Apartment Design Guideline is provided as a separate attachment, demonstrating compliance has generally been achieved. | Yes |
| *In addition to the controls in this section, the controls within Part 2 General Land Use Controls of this DCP must also be taken into consideration when preparing a development application for residential flat buildings.* | A detailed assessment is provided above against Section 2 of the Camden DCP. As noted above, compliance has been achieved against the relevant matters contained under Section 2 of the Camden DCP. Standard conditions are recommended to ensure ongoing compliance. | Yes |
| *Residential flat buildings are to be located on sites with a minimum street frontage of 30m and have direct frontage to an area of the public domain (including streets and public parks).* | The development site has a frontage of 81m (approximately) to Holstein Street and South Circuit) and 58m (approximately) to Dairy Street and Civic Way. | Yes |
| *Residential flat buildings are not to adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact.* | As noted, the development site forms part of the Oran Park Town Centre which is envisioned for higher density development that will contribute to the overall vitality. | Yes |
| *A minimum of 10% of all residential flat building developments containing 10 dwellings or more, are to be designed to be capable of adaptation for access by people with all levels of mobility.* | Of the units proposed, 18 are designed to be capable of adaption for access by people with all levels of mobility. In addition, an accessible car parking space has been allocated to these units. To ensure ongoing compliance, standard conditions are recommended in the consent. | Yes |
| *Where adaptable dwellings are proposed above the ground level, lift access must be provided. The lift access must provide access from the basement to allow access for people with disabilities.* | Lift access is provided on all levels that provides direct access from the basement levels all the way to Level 6. The lift is able to accommodate people with disabilities. | Yes |
| *The development application must be accompanied by certification from a suitably qualified (and experienced) Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).* | The DA was accompanied by a BCA Capability Report which has been reviewed by Council’s Building Certification team. No concerns were raised, subject to the imposition of recommended conditions of consent. | Yes |
| *Car parking and garages allocated to adaptable dwellings must comply with the requirements of Australian Standards for disabled parking spaces.* | Standard conditions are recommended in the consent to ensure ongoing compliance with the relevant Australian Standards. | Yes |
| *The proposed development should be designed to comply with ‘Safer By Design’ Guidelines.* | Standard conditions are recommended in the consent to ensure ongoing compliance with the recommendations provided by the Camden Police Area Command. | Yes |
| *Each dwelling must be provided with a separate secure storage space of 8m3.* | Information and details provided with the DA indicates that all units will achieve the minimum required storage space, as indicated in the ADG. | Yes |
| *The maximum height of buildings is established by Clauses 4.3A, 4.3B and 4.3C of CLEP 2010 and the associated Height of Buildings Map.* | As noted in the main assessment report, a variation to Section 4.3 of the Precinct SEPP is sought. A detailed assessment is provided as a separate attachment. | Subject to a merit assessment. |
| *Residential flat buildings may be designed with flat roof forms in order to maximise the number of storeys within a building. However, such buildings must feature a high level of architectural design and incorporate appropriate treatments to minimise the visual bulk and scale of the building.* | The development proposes a flat roof form to minimise the extent of the variation. The proposed building design is of a high level of architectural design that generally contributes to the overall amenity of the site and the wider character of the Oran Park precinct area. | Yes |
| *Landscaping must take into account probable day and night use by residents, seating, shade and allows surveillance by residents i.e. the plants are either high (canopy trees) or low (ground covers).* | The landscape plan clearly denotes the areas containing permeable and impermeable surfaces. In addition to this, various seating opportunities are provided with shading (including tree canopies and sheltered areas) that can be used by residents at all times. | Yes |
| *Communal open space landscaping must be designed to minimise water usage and maintenance requirements.* | Maximum permeable surfaces are proposed within communal open space areas which will minimise water usage and maintenance requirements. | Yes |
| *Communal open space should be provided in locations which help to retain existing trees wherever possible.* | The site is currently clear. | Yes |
| *A landscape plan is to be submitted with every application for residential flat buildings.* | As noted, a detailed Landscape Plan has been submitted with the DA noting the areas to contain a permeable and impermeable surfaces. | Yes |
| *A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2.* | A swept path analysis has been submitted with the DA, noting that vehicles will be able to safely transverse within the basement levels. | Yes |
| *All development must provide onsite collection via a dedicated waste collection point*. | The DA was accompanied with a Waste Management Plan, noting that all waste will be collected in accordance with Council’s Waste Management Plan. | Yes |
| *Bin storage area/s must be provided within each development.* | Sufficient bin storage areas are provided within the development site. Further, the application was reviewed by Council’s Waste Officer, where no concerns were raised, subject to the imposition of recommended conditions of consent. | Yes |
| *Bulky waste storage area/s must be provided within each development (refer to*[Councils Waste Guideline](https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/guide-to-preparing-a-DA/Waste-Management-Guideline.pdf)*for design requirements).*  *6m2 for every 20 units (maximum of 24m2).* | A bulky waste storage area is proposed within the holding area, which is in accordance with Councils Waste Management Guidelines. Standard conditions are recommended to ensure ongoing compliance. | Yes |
| *Where the development is four storeys or more it must be provided with a garbage and recycling chute system.* | A garbage and recycling chute system is proposed. The application was reviewed by Council’s Waste Officer, where no concerns were raised, subject to the imposition of recommended conditions of consent. | Yes |
| *Where the development is four storeys or more, it must provide waste service rooms within each level of the development (Refer to*[*Council’s Waste Management Guidelines*](https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/guide-to-preparing-a-DA/Waste-Management-Guideline.pdf)*for design requirements).* | Waste service rooms are provided on all levels (including the basement levels) in accordance with Council’s requirements. The application was reviewed by Council’s Waste Officer, where no concerns were raised, subject to the imposition of recommended conditions of consent. | Yes |
| *Residential waste and non-residential waste must be stored and managed separately and must be able to operate concurrently without conflict.* | Standard conditions are recommended in the consent, requiring all waste to be disposed of, in accordance with the approved Waste Management Plan. | Yes |
| *The owners’ corporation must take responsibility for the management of waste and recyclable materials generated upon the site.* | Standard conditions are recommended in the consent, requiring all waste to be disposed of, in accordance with the approved Waste Management Plan. | Yes |

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| **Site Requirements** | **Residential Flat Building** | **Assessment** | **Compliance** |
| ***Lot Size (minimum)*** | *1,000m2* | *6,435.60m2* | *Yes* |
| ***Lot Width Primary Frontage (minimum)*** | *30m* | *Compliance achieved as noted above.* | *Yes* |
| ***Front setback encroachments*** | *Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.* | *Setback controls have been imposed in accordance with the Oran Park DCP.* | *Not applicable.* |
| ***Secondary street setback (min)*** | *6m* | *Setback controls have been imposed in accordance with the Oran Park DCP.* | *Not applicable.* |
| ***Side Setback (min)*** | *3m* | *Setback controls have been imposed in accordance with the Oran Park DCP.* | *Not applicable.* |
| ***Rear setback (min)*** | *6m* | *Setback controls have been imposed in accordance with the Oran Park DCP.* | *Not applicable.* |
| ***Landscaped Area (min)*** | *30% of site area* | *As noted in the main assessment report, the development site forms part of the Oran Park Town Centre and therefore is subject to the relevant matters contained in the Oran Park DCP. In Section 1 of the Oran Park DCP, it states that* ‘*in the event of any inconsistency between this DCP and any other DCP or policy of Council, this DCP shall prevail to the extent of the inconsistency*.’ In Section 7.7.4 of the Oran Park DCP, it notes that a landscaping control is not applicable for residential flat buildings located in a zoned B2 Local Centre. As such, a landscaping control of 30% is not applicable to the development site.  Whilst the above is noted, the development site provides a minimum landscaped area of 1,820.078m2 (approximately), which equates to approximately of 28.28% of the total site area. | *Not applicable.* |