

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

Control	Assessment	Compliance?
2.1 Indicative Layout Plan All development is to be undertaken generally in accordance with the Indicative Layout Plan at Figure 2 subject to compliance with the objectives and development controls set out in this DCP	This proposal is generally consistent with the ILP and is a compatible land use within the R1 General Residential zone	Yes.
4.2 Education, Civic and Community Facilities Childcare centres are to be co-located with community facilities or education facilities or adjacent to open space areas and are to comply with the locational, design and operational controls contained within Camden DCP 2006 Part F: Chapter 3 – Child Care Centres Figure 21 identifies possible locations for child care centres that are in addition to centres co-located with commercial, community or education facilities. These locations are indicative only and subject to further detail being provided with any development consent for a child care centre.	The proposed 127 place centre-based child care facility will be adjacent to a future school to the west. The development is consistent with the objectives for child care centres and the principal design standards in the applicable development control plans	Yes.
6.2 Flooding and Watercycle Management Development must comply with Council's engineering specifications.	Council's development engineer has reviewed the submitted civil plans and raised no objection to the proposal subject to standard conditions, which are recommended to be imposed	Yes.
6.3 Salinity and Soil Management All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance Camden Council's Erosion and Sediment Control Policy and Managing Urban Stormwater - Soils and Construction (Landcom 3rd Edition March 2004 ('The Blue Book')) are to be submitted with each subdivision DA. 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	A salinity assessment was completed under the parent lot subdivision DA/2023/215/1 and compliance with the accompanying management plan is a recommended condition A sediment and erosion control plan has been provided with conditions imposed to ensure compliance	Yes.
6.5 Bushfire Hazard Management	The site is mapped as bush fire prone land. The DA was referred to the NSW Rural Fire	Yes.

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Development must comply with Planning for Bush Fire Protection 2019	Service who issued a Bush Fire Safety Authority with applicable conditions	
6.7 Contamination Management All investigations, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management of Contaminated Lands and the DECC's Guidelines for Consultants Reporting on Contaminated Sites	Contamination was addressed with the parent subdivision DA where remediation works were approved and carried out	Yes.
6.9 Acoustics Development must comply with Council's environmental noise policy	An acoustic report was submitted with the DA and was assessed by Council's environmental health specialist. The report is deemed satisfactory subject to recommendations including acoustic fencing, window treatments, mechanical plant and equipment and implementation of a centre noise management plan	Yes.
7.8.2 Childcare Centres Site Selection and Location Child care centres are not appropriate on the following land: – land that has direct frontage to an arterial road, sub-arterial road or transit boulevard (refer to Section 3.1), – opposite "T" intersections or on bends where sight distances are limited and may create dangerous conditions for vehicle entry to and exit from the site, – on cul-de-sacs, – flood liable land or land affected by local overland flooding (refer to Section 6.2); – bushfire prone land (refer to Section 6.5), or – land that requires significant cut or fill, where retaining walls would create a safety hazard for children. – locate play areas as far as possible away from neighbours' living rooms and bedrooms, and – be sited on allotments that can provide sufficient buffering to minimise noise and loss of privacy.	1. The proposed childcare centre does not front an arterial road, sub-arterial road or transit blvd 2. The site is not on or opposite to T intersections 3. Not located on a cul-del-sac 4. The lot is not flood impacted 5. The lot is identified as bush fire prone land. The DA was referred to the NSW Rural Fire Service who provided conditions and a bush fire authority for the development. The DP includes the lot to be burdened by a temporary APZ zone which will be voided once development commences 6. Significant cut and fill with retaining walls have not been proposed which will avoid hazards for children 7. Play areas have generally been located away from neighbouring lots 8. The lot can provide sufficient buffering to minimise noise	No. Variation supported.
In order to limit impact on neighbouring properties child care centres should: – be located in close proximity to other non-residential uses such as community facilities, schools,	The proposed child care centre is located across the street from a future school. An assessment has determined that the two uses are compatible. The site shares a boundary with only 2 residential lots and the play areas are generally located away from them	Yes.

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<p>neighbourhood halls, churches and public recreation areas,</p> <ul style="list-style-type: none"> – be located in close proximity to transport routes and public transport nodes and corridors (collector roads are the preferred location for child care centres), – if practical, be located on sites that have minimal common boundaries with residential neighbours, - locate play areas as far as possible away from neighbours' living rooms and bedrooms, and – be sited on allotments that can provide sufficient buffering to minimise noise and loss of privacy. 		
<p>Table 24 - Distance separation</p> <p>1km from any existing, approved or proposed child care centre, 100m from high voltage transmission lines, mobile phone towers, radio telecommunication facilities, restricted premises, sex services premises. 85m (measured at site boundary) of service stations and gas storage tanks.</p>	<p>The proposed child care centre is located in excess of 1km from any existing, approved or proposed child care centre, 100m from high voltage transmission lines, mobile phone towers, radio telecommunication facilities, restricted premises, sex services premises, service stations and gas storage tanks</p>	Yes.
<p>Table 24 - Allotment size (minimum)</p> <p>900m²</p>	<p>Lot size = 2,139m²</p>	Yes.
<p>Table 24 – Frontage Width</p> <p>26m</p>	<p>Charles McIntosh frontage = 52.93m Boardman Road frontage = 30m Equestrian Street frontage = 29.9m</p>	Yes.
<p>Table 24 – Lot Depth</p> <p>30m</p>	<p>The lot depth is approximately 34m when measured from the south-east boundary to the north-west boundary.</p>	Yes.
<p>Table 24 – Site Coverage</p> <p>50%</p>	<p>Lot size – 2,139m² Floor area – 900m² = 42.07%</p>	Yes.
<p>Table 24 – Landscaped Area</p> <p>30%</p>	<p>Lot size = 2,129m² Soft Landscaped Area = 361sqm = 16.95%</p> <p>This variation is supported as the applicant has provided amended landscaping plans that demonstrate compliance with the objectives of the Oran Park DCP and a satisfactory landscaping outcome, through a combination of:</p> <ol style="list-style-type: none"> 1. A suitable mix of trees, shrubs and ground covers planted throughout the site 2. Replacing Cabbage Tree Palms with Weeping Lilly Pillys to provide greater 	No. Variation supported.

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	<p>canopy coverage, shading and screening</p> <p>3. Installing climbing plants fixed to the boundary fencing via cable trellises</p> <p>4. Most of the planting proposed is native species and will contribute to local biodiversity</p> <p>5. The minimisation of dark colours within the landscaped areas to reduce heat absorption</p> <p>6. The use of a type of synthetic turf (where it is proposed) that results in cooler surface temperatures than other types</p> <p>7. It is noted that Camden Development Control Plan 2019 (Camden DCP), which generally applies to the Camden LGA outside of the South West Growth Area, does not prescribe any minimum landscaped area requirement for child care centres</p>	
Table 24 – Number of Storeys 1 storey building or ground floor children's rooms only	1 storey with a basement proposed	Yes.
Table 24 – Floor to ceiling height 2.4m	The ceiling height measured from the ground floor level = 2.7m	Yes.
Table 24 – Capacity Minimum 5 places for under 2 year olds	2 x rooms for under 2 year olds. Both rooms capable of holding 32 children	Yes.
Table 24 – Open Space Reference should be made to the Children's Services Regulation 2004 and other supporting information for these standards.	Open space has been assessed and determined consistent with the NSW Child Care Planning Guideline	Yes.
Table 24 – Setbacks Front (building) – 6m Side (building) – 2m Rear (building) - 4m ground floor & 8m upper floors Corner lots (street frontage) – 3m Setback for storage facilities – 4m	Front building setback = 4m (minimum) to 7.5 (maximum), non-compliant Side setback from bin room = 2.36m, compliant Rear setback from building line = 4m, compliant Corner lot frontage = 4.5m, compliant Although the proposed front setback does not fully comply with the Oran Park DCP controls, it is supported as it is only non-compliant at one end of this frontage, suitable landscape softening has been proposed, the lot is irregular in shape and the lot has three street frontages that each	No. Variation supported.

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	require setbacks and articulation to be achieved	
Table 24 – Car Parking Spaces 1 car parking space per employee (reduced rates of provision may apply where the child care centre is within walking distance of a bus stop or train station). 1 of the car parking spaces shall be designed for people with a disability. For the purposes of this calculation the number of employees is based on the following ratios of staff to children: - 1:4 in respect of all children who are under the age of 2 years, and, - 1:8 in respect of all children who are 2 or more years of age but under 3 years of age, and - 1:10 in respect of all children who are 3 or more years of age but under 6 years of age.	61 car parking spaces required. 32 car parking spaces provided. 21 staff, 20 designated spaces provided for staff. 1 x disability space provided. 11 x spaces provided for visitors, 21 required. Although the proposed car parking does not comply with the Oran Park DCP controls, it complies with the Camden DCP controls and the minimum requirements of the Child Care Planning Guideline, which only require 1 space for every 4 children, and is supported. The proposed parking arrangement will not negatively affect the surrounding neighbourhood amenity, and no submissions were received during the notification period	No. Variation supported.
Table 24 – Visitor car parking 1 space per 6 children.		
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.	Passive solar and ventilation measures will include shallow room depths, large areas of glazing and skylights	Yes.
8.2 Stormwater and Construction Management A stormwater concept plan must be submitted with building DAs.	A satisfactory stormwater concept plan has been submitted with the DA	Yes.
8.3 Waste Management A waste management plan must be submitted with DAs. Adequate on-site waste storage facilities must be provided and be screened from view.	A satisfactory waste management plan has been submitted with the DA. A bin storage room is located behind the building line on the Boardman Road frontage and will screen the waste bins from view	Yes.
8.6 Safety and Surveillance Buildings must overlook streets, provide passive surveillance and avoid blank walls facing streets.	The development will overlook its three road frontages, providing passive surveillance to them and avoiding blank walls	Yes.