

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.	The proposed seniors housing development is consistent with the adopted Indicative Layout Plan which identifies this portion of the Oran Park Town Centre as being a mixed-use precinct.	Yes.
2.3 Residential Density Targets The residential dwelling target for the Oran Park Precinct is 7,540. Sub-precinct Q – minimum yield of 270 dwellings.	The proposal seeks consent for 196 dwellings and will contribute towards meeting both the precinct and sub-precinct dwelling targets. The proposal will not preclude the required targets from being achieved.	Yes.
2.3.1 Infrastructure Delivery and Development Staging Core infrastructure, services and facilities are to be established at the early stages of development consistent with the Special Infrastructure Contributions Practice Note and the Oran Park and Turner Road Section 94 Contribution Plan.	The majority of the core infrastructure, services and facilities required for the town centre have been provided. A condition of consent is recommended to ensure the development is carried out in accordance with the Oran Park Urban Release Area Voluntary Planning Agreement. This condition will ensure that any requirements of the VPA that are triggered by this development are satisfied at the appropriate stage.	Yes.
2.5 Hierarchy of Centres and Employment Areas Development is to be consistent with Table 1 and Figure 4. A maximum aggregate of 50,000sqm Gross Lettable Area – Retail (GLAR) of retail premises. GLAR means the total area of a tenancy by the Property Council of Australia's Method of Measurement definition.	The characteristics of the development are consistent with Table 1 and Figure 4. The proposal incorporates small retail and health tenancies with maximum floor areas of 185m ² . The site is also not located within the main retail area. As such the proposed retail tenancies are not included in the cap.	Yes. N/A.
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 principles listed within this control.	The proposed development is generally in accordance with Part B of the DCP. A detailed assessment against the Part B DCP is provided below. The proposal is generally consistent with the principles relating to function and uses, built form, pedestrian amenity, public domain, and parking and access. A detailed assessment against the Part B DCP is provided below.	Yes. Yes.
6.2 Flooding and Watercycle Management Management of 'minor' flows using piped	Detailed engineering plans, stormwater models	Yes.

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<p>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'.</p> <p>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.</p>	<p>and a stormwater management report have been prepared for the subject development. This report provides a detailed response to the management of both stormwater quantity and quality.</p> <p>The stormwater management system comprises a below-ground on-site detention tank (OSD) combined with a rainwater tank. The system then discharges into the stormwater network.</p> <p>Council's engineers are satisfied that the proposal can comply with Council's engineering specifications subject to the recommended conditions.</p> <p>WSUD features are proposed to be incorporated in the development to address stormwater quality issues. The majority of water quality treatment will be served by basin 4A in accordance with the stormwater masterplan for the town centre. Oceanguard pit baskets with oil/hydrocarbon adsorbent material will be used to treat hydrocarbons prior to discharging of stormwater from the site. Council's engineers are satisfied that the proposal can comply with Council's engineering specifications subject to the recommended conditions.</p>	<p>Yes.</p>
<p>6.3 Salinity and Soil Management</p> <p>Every subdivision DA for land identified in Figure 30 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.</p> <p>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.</p>	<p>The site incorporates land which is identified in Figure 30 as possibly being constrained by moderately saline soils.</p> <p>A Salinity Investigation and Management Plan was submitted with the application. Council's Environmental Health Officer has reviewed the proposal and raises no objections subject to compliance with the approved salinity management plan.</p> <p>The sediment and erosion controls contained in the civil engineering plans will be conditioned to be installed prior to the commencement of works.</p>	<p>Yes.</p> <p>Yes.</p>
<p>6.7 Contamination Management</p> <p>DAs for development in Areas of Environmental Concern (AEC) as identified at Figure 35 shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared</p>	<p>The site was not identified as containing any AEC during rezoning of the Oran Park Precinct, as shown in Figure 35 of the DCP. Furthermore, the land for the current proposal, which forms part of Tranche 20, was</p>	<p>Yes.</p>

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in accordance with Council's Policy – Management of Contaminated Lands.	previously signed off by a site auditor under a site audit statement that confirmed the land was suitable for the proposed land-use. Council is satisfied that the land is suitable for the proposed development.	
6.9 Acoustics Residential development shall be designed to comply with Council's Environmental Noise Policy that incorporates DECC's Environmental Criteria for Road Traffic Noise.	An acoustic report was submitted with the DA that assessed the potential noise impacts to and from the proposed development. The report found that the primary noise intrusion relates to road traffic noise and recommended appropriate controls to be incorporated such as acoustic glazing into the building design to achieve compliance with the internal noise criteria. The report also recommended noise control measures for mechanical plant. A condition of consent is recommended to ensure the development is constructed in accordance with the recommendations of the report.	Yes.
7.2 Residential Density Applications for residential development are required to demonstrate that the proposal meets minimum density requirements and contribute to dwelling targets of sub-precinct Q: 270 dwellings. Residential development is to be generally consistent with the typical characteristics of the corresponding density band	The proposal seeks consent for 196 dwellings and will contribute towards meeting both the precinct and sub-precinct dwelling targets. The proposal will not preclude the required targets from being achieved. The site is situated within the Town Centre and therefore is subject to a higher dwelling density target. The development is generally consistent with the design criteria for dwellings exceeding 40 per hectare.	Yes. Yes.
7.5.1 Site Analysis The Site Analysis Plan should show the existing features of the site and its surrounding area, together with supporting written material.	The DA was accompanied by a satisfactory site analysis plan.	Yes.
7.5.2 Cut and Fill Cut and/or fill details and justification for the proposed changes to the land levels.	Basement levels are proposed to accommodate car parking and associated uses including waste and storage rooms. The application was accompanied by a cut and fill plan which clearly denotes the area requiring cut and fill.	Yes.
7.7.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing Residential flat buildings are to: – be located on sites with a minimum	Exceeds 30m.	Yes.

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street frontage of 30m, – have direct frontage to an area of the public domain (including streets and public parks), and – not 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.	Has a frontage to four streets.	Yes.
All residential flat buildings are to be consistent with: – the guidelines and principles outlined in SEPP No. 65 - Residential Flat Development, and – the primary controls set out in Table 23 which take precedence over the above where there is any inconsistency.	Satisfactory as demonstrated elsewhere throughout this assessment.	Yes.
In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes 'pre-adaptation' design details to ensure visitability is achieved.	The development is consistent with the Housing SEPP (which supersedes SEPP 65) and the Apartment Design Guide and is supported by a Design Verification Statement from a registered architect.	Yes.
Where possible, adaptable dwellings are to be located on the ground floor. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.	Complies. All units are adaptable.	Yes.
The development application must be accompanied by certification from an accredited 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).	Complies. All units are adaptable.	Yes.
Car parking and garages allocated to adaptable dwellings must comply with the requirements of Australian Standards for disabled parking spaces.	A detailed access report was submitted with the application confirming that units are adaptable.	Yes.
A landscape plan is to be submitted with every application for residential flat buildings.	Complies. Parking for adaptable units complies with relevant Australian Standards for disabled parking.	Yes.
	Complies. A detailed landscape plan has been submitted with the application.	Yes.

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Minimum communal open space: 15% of site area	Complies. 22% provided.	Yes.
Minimum principal private open space (PPOS): 8m² per dwelling with a minimum dimension of 2.0m	Complies. All units are provided with balconies or terraces meeting or exceeding this requirement.	Yes.
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.	The building design responds to site orientation with good solar access to apartments and communal areas. Natural cross-ventilation is facilitated through unit layout and building form, reducing reliance on mechanical systems	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.	<p>Detailed engineering plans, stormwater models and a stormwater management report have been prepared for the subject development. This report provides a detailed response to the management of both stormwater quantity and quality.</p> <p>The stormwater management system comprises a below-ground on-site detention tank (OSD) combined with a rainwater tank. The system then discharges into the stormwater network.</p> <p>Council's engineers are satisfied that the proposal can comply with Council's engineering specifications subject to the recommended conditions.</p>	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').	WSUD features are proposed to be incorporated in the development to address stormwater quality issues. The majority of water quality treatment will be served by basin 4A in accordance with the stormwater masterplan for the town centre. Oceanguard pit baskets with oil/hydrocarbon adsorbent material will be used to treat hydrocarbons prior to discharging of stormwater from the site. Council's engineers are satisfied that the proposal can comply with Council's engineering specifications subject to the recommended conditions.	Yes.
8.3 Waste Management		
A Waste Management Plan is to be submitted with all DAs with the exception of single dwelling housing or superlot subdivision applications.	A construction Waste Management Plan (WMP) and an ongoing WMP were submitted with this application and reviewed by Council's Waste Team.	Yes.
Development must demonstrate that the design takes into account refuse storage	The dedicated waste areas are fully enclosed and will not impact on the amenity of adjoining	Yes.

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<p>and collection without reducing the amenity of a dwelling or neighbouring lots.</p> <p>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.</p>	<p>development.</p> <p>Storage areas for rubbish bins are located away from the front of development and will not be visible from the street.</p>	<p>Yes.</p>
<p>8.4 Site Facilities and Servicing</p> <p>Garbage, mail box structures, service meters and the like are to be integrated with the overall design of buildings and/or landscaping.</p>	<p>Facilities and servicing requirements are integrated within the landscape design of the proposal.</p>	<p>Yes.</p>
<p>8.6 Safety and Surveillance</p> <p>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.</p> <p>The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space/conservation areas.</p> <p>Developments are to avoid creating areas for concealment and blank walls facing the street.</p> <p>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.</p> <p>All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and Camden Council's Designing Safer Communities – Safer by Design Guidelines (October 2002).</p>	<p>The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels.</p> <p>The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels.</p> <p>The building form minimises blank walls and concealment areas.</p> <p>The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels. The proposal will not result in overlooking of neighbouring residential properties or private open space areas.</p> <p>A detailed CPTED Review has been provided by UrbanCo which demonstrates that the proposal adopts and implements the principles of CPTED to minimise opportunities for crime and anti-social behaviour.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
Part B1: Oran Park Town Centre		
<p>3.1 Town Centre Structure Plan Layout</p> <p>Generally consistent with Figure 58: Land Use.</p>	<p>The development site is identified predominately as residential in the structure</p>	<p>Yes.</p>

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	plan. As the proposal is for mostly residential purposes, the development is consistent with the Structure Plan provided within the Oran Park DCP.	
3.2 Land Uses The development is to be consistent with the character statement for the mixed use precinct.	The development is consistent with the intended character of the Mixed Use Precinct, delivering a high-density residential building with integrated communal facilities that support a cosmopolitan, town centre lifestyle. The proposal contributes to housing diversity within walking distance of retail, civic, and commercial uses, aligning with the precinct's vision to accommodate living, working, and recreational opportunities in a single location. Its location at the eastern edge of the Town Centre also responds appropriately to the transition toward a more residential character and takes advantage of outlook opportunities to the east.	Yes.
Land Use Principles Achieve a maximum of 50,000m ² Gross Lettable Area - Retail (GLAR) within the B2 Local Centre zone. Smaller scale retail uses (under 1,500m ²) incorporated as part of a mixed use development outside the main retail area are not included in the calculation of the 50,000m ² GLAR cap. 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. Incorporate higher density housing and mixed use development within the Town Centre core. Optimise employment opportunities within the Town Centre. Co-locate uses and facilities where possible to maximise the efficient use of space. Locate active uses at ground floor, throughout the Town Centre, in particular fronting the Main Street, and areas of open space Incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre.	The proposal incorporates small retail and health tenancies with maximum floor areas of 185m ² . The site is also not located within the main retail area. As such the proposed retail tenancies are not included in the cap. The proposal includes seniors housing with communal, wellness, and recreational facilities that support a vibrant mixed-use town centre. The development delivers high-density housing within the Town Centre core. While primarily residential, the development includes staff-related roles (e.g. wellness, concierge), contributing to local employment. Residential and communal/wellness facilities are co-located, efficiently using the vertical building form. The ground floor includes communal, wellness, and social spaces activating the street frontage and public domain. The proposal responds to aged care needs through assisted living apartments and wellness support spaces.	Yes. Yes. Yes. Yes. Yes. Yes. Yes.

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Leverage investment in the Metro Station to bring higher order facilities to the Town Centre.	While not immediately adjacent to the future Metro, the proposal contributes to broader intensification near the town centre.	Yes.
Leisure Centre to be closely integrated with retail, civic and town park activities.	The development adjoins the Council's leisure centre, library and park, reinforcing integration with surrounding civic and leisure uses.	Yes.
3.3 Views and Vistas		
Detailed development of the Town Centre is to acknowledge views and vistas contained in Figure 65.	The proposal will not obscure any sight lines.	Yes.
3.4 Interaction with Surrounding Land Uses		
Detailed design of the Town Centre should take into consideration proposed adjoining land uses and ensure a high level of pedestrian connectivity between the Town Centre and the surrounding development.	The development demonstrates a high level of integration with surrounding land uses through active frontages, pedestrian access points, and visual permeability to adjoining civic and open space areas. Its location opposite Council's leisure centre and library, and near the future retail precinct, supports walkable connectivity within the broader Town Centre framework.	Yes.
4.2 Pedestrian and Cycle Movement		
Continuous weather protection for pedestrians is to be provided in key locations by colonnades, awnings, arbours or other similar structures.	While continuous weather protection is not required for this site, the development includes awnings and landscaping elements that offer partial shelter and enhance pedestrian comfort along key frontages. The design supports walkability and integrates well with the surrounding pedestrian network.	Yes.
5.1 Public Domain		
Public domain areas are to be designed and located generally in accordance with Figure 74. The design of public domain areas shall take into consideration the Public Domain Manual adopted by Camden Council (Attachment A).	A condition of consent has been recommended that requires public domain works to be consistent with the Oran Park Public Domain Manual.	Yes.
All paving materials must conform to relevant standards for durability, non-slip textures, strength and surface treatment to withstand use by light automobiles, service vehicles, pedestrians and bicycles.	All paving materials will achieve relevant durability, non-slip standards.	Yes.
5.2 Water Sensitive Urban Design Requirements (WSUD)		
All development shall generally be in accordance with the Oran Park Precinct Water Cycle Management Strategy and Master Plan prepared by Brown Consulting and adopted by Camden Council. Development Applications, other than minor applications (e.g. shop fit-out,	As detailed earlier in this assessment table, water quality and quantity management is consistent with Council's engineering specifications and the Oran Park Precinct Water Cycle Management Strategy and Master Plan.	Yes.

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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 and quantity), the minimising of potable water use and wastewater generation and water recycling strategies.		
5.3 Street Trees Development Applications, other than minor applications (e.g. shop fit-out, signage or change of use applications) shall include a landscaping plan prepared by a suitably qualified consultant. The landscaping plan shall generally be in accordance with the landscaping components in the Public Domain Manual for the Town Centre (Attachment A). Street trees and open space planting is to provide generous shade for pedestrians in summer and allow for sunlight penetration to street level in winter.	A detailed landscape plan was submitted with the application. A condition is recommended that requires public domain works to be consistent with the Oran Park Public Domain Manual. Street trees have been planted as part of road construction. Once matured, the trees will provide generous shade for pedestrians in summer and allow for sunlight penetration to street level in winter.	Yes. Yes.
6.0 Environmentally Sustainable Development Principles All new retail, commercial and mixed use buildings must achieve a minimum 4 star Green Star rating from the Green Council of Australia. An Energy Efficiency report is to be provided to Council as part of the Development Application for the development proposal. Matters to be considered as part of an Energy Efficiency report are provided at Attachment B of this Plan.	A satisfactory sustainability assessment is provided with this application.	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 building incorporates articulation zones through recessed balconies, varied materials, vertical breaks, and roof form variation to reduce bulk, highlight entry points, and respond to solar access and privacy considerations.	Yes.
7.2 Architectural Character Articulation and Corners: Buildings at Oran Park Town Centre are to generally align with street edges, be articulated in their façade treatments and express corners in design. Corners are to be visually prominent and may be reinforced by one and two story	The building aligns with street edges and expresses corners through material variation, vertical articulation, and a prominent corner design. The corners are visually emphasised through wrap-around balconies and architectural	Yes. Yes.

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<p>verandas / balconies which turn the corner in a traditional manner.</p> <p>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 above Town Centre streets will provide opportunities for casual surveillance.</p> <p>To protect privacy, elevate ground floor level apartments above adjacent footpath levels – 500mm is suggested as a minimum with 1,200mm preferred</p> <p>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.</p> <p>Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form.</p> <p>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.</p>	<p>detailing that reinforces the street corner.</p> <p>Active ground-floor communal uses and transparent frontages enhance safety and flexibility, supporting a positive relationship with the public domain.</p> <p>Ground floor apartments are elevated above the street level to enhance privacy while maintaining engagement with the street.</p> <p>The façade accentuates key design elements including entry points, balcony edges, and vertical massing breaks.</p> <p>A mix of materials and finishes, including masonry, metal cladding, and screening, breaks up the massing and contributes to a visually engaging streetscape.</p> <p>The development employs a contemporary and durable materials palette that reflects urban character and provides fine grain detailing along street frontages.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
<p>7.3 Building Envelopes / Bulk & Scale</p> <p>Building heights are to be in accordance with the Building Envelope Plan shown in Figure 76.</p> <p>Buildings are to be designed to ensure a human scale is maintained at street level.</p> <p>Minimum ceiling heights are detailed in the table below. For the purposes of this control 'ceiling height' is measured internally from finished floor level to ceiling level. See Figure 77.</p>	<p>Figure 76 identifies the site as being within a 7-storey building envelope for residential development. The proposal seeks a variation to the DCP to permit a part 8-storey and part 10-storey built form. This variation is assessed in detail as part of the height of buildings development standard non-compliance. See the main assessment report for further discussion.</p> <p>The building presents a fine-grain, articulated façade with active uses and landscaping that maintain a human scale at the pedestrian interface.</p> <p>Complies. Proposed ceiling heights:</p> <ul style="list-style-type: none"> • Retail: minimum 3m. • Residential: minimum 2.7m. 	<p>No.</p> <p>Yes.</p> <p>Yes.</p>

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7.4 Quality of Indoor Environment Refer to indoor environment controls provided in Attachment B. These controls are required to be assessed as part of the Sustainability Assessment.	A satisfactory sustainability assessment was provided with this application.	Yes.
7.5 Weather Protection Weather protection must maintain a feeling of openness and enhance both the public function of the specific space and / or street. 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. 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.	Not applicable, as dedicated weather protection structures are not proposed. Shelter to key pedestrian areas is instead achieved through the building's form and design. Small encroachments into the public domain are proposed on the southern elevation. Awnings exceed 2.7m in height. Small encroachments into the public domain are proposed on the southern elevation. Awnings are greater than 500mm from the carriageway.	Yes. Yes. Yes.
7.6 Setbacks Building setbacks are to be provided in accordance with the Setbacks Plan shown in Figure 79. 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. Projections beyond the "build-to" lines could include awnings, verandas, balconies, roof overhangs and blade walls. Setbacks for residential buildings to be a minimum of three metres to allow for ground level front courtyards or private open space, changes in levels etc. Selected corners to residential sites may be required to "build-to" the street boundary	Building setbacks generally comply with the DCP, with varied setbacks from 0m at key corners to 3m+ along residential edges. A 0m setback has been strategically relocated to the north-west corner to improve the transition to nearby residential areas. The building activates the Civic Way frontage through ground-level courtyard terraces that contribute to a vibrant urban streetscape. Some minor projections in the form of awnings on the southern elevation are proposed. All residential setbacks exceed 3 metres and accommodate ground-level terraces that enhance residential amenity.	Yes. Yes. Yes.
7.7 Streetscape Activation Active frontage uses are defined as one of a combination of the following at street	The ground floor includes a glazed residential lobby and communal wellness/amenity spaces	Yes.

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<p>level:</p> <ul style="list-style-type: none"> Entrance to retail. Shop front. Glazed entries to commercial and residential lobbies occupying less than 50% of the street frontage, to a maximum of 12m frontage. Café or restaurant if accompanied by an entry from the street. Active office uses, such as reception, if visible from the street. Public building if accompanied by an entry. <p>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.</p> <p>Active street fronts, built to the street alignment, are required on the ground level of all retail and commercial development.</p> <p>Restaurants, cafes and the like are to consider providing openable shop fronts.</p> <p>No external security shutters to be permitted.</p> <p>On corner sites, shop fronts are to wrap around the corner.</p>	<p>visible from the street, contributing to an active frontage.</p> <p>The proposal incorporates communal ground-floor uses and residential courtyard terraces along the majority of road frontages to enhance activation.</p> <p>The building is built to the street edge at key locations to support activation, consistent with the DCP intent.</p> <p>Openable shopfronts are provided to the café and restaurant tenancy.</p> <p>No external security shutters are proposed.</p> <p>Ground floor treatments are proposed to Civic Way frontage and wrap around each corner, reinforcing the corner and promoting visual engagement.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
<p>7.8 Solar Access</p> <p>Any Development Application for the construction of buildings is required to submit detailed solar access diagrams for between 9am and 3pm mid-winter to demonstrate sufficient solar access is maintained to public and private spaces and streets</p> <p>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.</p> <p>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.</p>	<p>Solar access diagrams were provided that confirm that the proposal provides sufficient sunlight to adjoining streetscape areas.</p> <p>Solar access diagrams confirm the proposal maintains adequate sunlight access to the adjoining north-south streets.</p> <p>Solar access diagrams confirm the proposal maintains adequate sunlight access to the adjoining east-west streets.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
<p>8.1 Vehicle Parking and Storage</p>		

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Car parking dimensions are to be provided in accordance with relevant Australian Standards.	Car parking spaces are designed in accordance with the relevant Australian Standards.	Yes.
On street parking to be provided throughout the Town Centre to contribute to street life and surveillance.	On-street parking is available along adjoining roads, contributing to surveillance and street activity.	Yes.
Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts.	No above-ground parking is proposed.	Yes.
Below ground car parking is encouraged for higher density residential and mixed use blocks as well as Town Centre retail blocks.	All parking is located within a basement level beneath the building.	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.	Where exposed basement walls are proposed along the street edge, particularly along the northern elevation, adequate landscaping has been proposed to reduce the visual impacts.	Yes.
The majority of car parking is to be provided under Town Centre buildings and on street to limit visual impact and maintain pedestrian amenity.	Parking is located in a basement beneath the building, with supplementary on-street parking available.	Yes.
Natural ventilation of basement and sub-basement parking areas is encouraged to be provided wherever possible.	Mechanical ventilation is provided to basement parking areas as a result of the site topography and the need for two levels of basement parking.	Yes.
Service vehicle access points should be consolidated where possible to limit the potential for conflict points.	Service access is consolidated and minimises potential conflict points with pedestrians and vehicles.	Yes.
Bicycle racks / storage areas are to be provided in all developments in accordance with the following requirements. Bicycle racks / storage areas should be provided for both residents / employees and site visitors: <ul style="list-style-type: none"> • non-residential development = 1 space per 750sqm of gross leasable floor area. • residential development = 1 space per 4 apartments 	This control is not considered appropriate for a large scale seniors housing development. The inclusion of 14 bicycle spaces is considered appropriate given the nature of the seniors housing development and anticipated lower cycling demand among residents.	Yes.
8.2 Loading Docks		
Loading docks are to be developed in accordance with the standards provided in Council's comprehensive DCP.	The proposal includes a loading dock and service bay accessed via Holstein Street to support the operational needs of the development.	Yes.