

Oran Park Development Control Plan Assessment Report

Section	Oran Park Development Control Plan Assessment	Compliance
2. The Oran Park Precinct		
2.1 Indicative Layout Plan		
<p><i>All development is to be undertaken generally in accordance with the Indicative Layout Plan (ILP) at Figure 2 subject to compliance with the objectives and development controls set out in this DCP.</i></p>	<p>The site and allotments around the perimeter of the town centre are identified as mixed use in the ILP. Although the development is for residential purposes only, the site will be surrounded by a range of commercial developments, particularly to the south and south west. For this reason, the development is consistent with the ILP.</p>	Yes
2.3 Residential Density Targets		
<p><i>The residential dwelling target for the Oran Park Precinct is 7,540.</i></p>	<p>The development proposes 64 residential units in total. As a result, the development will contribute to the overall housing target set for Oran Park.</p>	Yes
2.3.1 Infrastructure Delivery and Development Staging		
<p><i>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 Contributions Plan.</i></p>	<p>Key infrastructure, services and facilities required to accommodate future development over the subject site has already been delivered under separate DAs. Further, the proposal has been reviewed against the applicable <i>Oran Park Urban Release Voluntary Planning Agreement</i>, where it was noted that contributions were received in accordance with Stage F, Contributions Item 17 <i>Embellishment of Riparian Lands</i>. For this reason, there are no outstanding VPA conditions to be met in respect to this development.</p>	Yes
<p><i>A staging plan for the sub-precinct as identified at Figure 3 is to be prepared and submitted to Council as part of the first subdivision DA within that sub-precinct.</i></p>	<p>The development site forms part of sub-precinct Q, and therefore, is subject to a minimum dwelling yield of 270. The development proposes a total of 64 units and therefore will assist in the delivering the minimum housing target for the sub-precinct.</p>	Yes
2.4 Hierarchy of Centres and Employment Areas		
<p><i>Development is to be consistent with Table 1 and Figure 4.</i></p>	<p>The development site is located within the Oran Park Town Centre, which is envisioned for a range of higher density commercial and residential land uses. Although commercial land uses are not proposed, the development will further strengthen the direct pedestrian connections to the central commercial core, which will see an increase in pedestrian activity within and around the town centre. Consequently, this will further enhance activation within and around the area, therefore enabling the Town Centre to act as the primary commercial focal point for the wider South West Growth Centre. The</p>	Yes

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	development is generally consistent with the characteristics for the Oran Park Town Centre.	
3. Access and Movement		
3.1 Street Network Layout and Design		
<i>The street network is to be provided generally in accordance with Figure 2 and Figure 5.</i>	No roads and/or streets are proposed.	Not applicable.
3.1.2 Shared Driveways		
<i>Shared driveways are to be constructed as one of three general types, depending on block geometry and garages to be accessed. Refer to examples in Figure 17.</i>	Shared driveways not proposed.	Not applicable.
<i>The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and tree bays and is to maximise the available on-street parking.</i>	The proposed location of the driveway will sit on the lower end of the site (South Circuit) and therefore is considered most appropriate to allow for direct access into the basement levels.	Yes
<i>Shared driveways are to have soft landscaped areas on either side, suitable for infiltration.</i>	Shared driveways are not proposed.	Not applicable.
3.2 Pedestrian and Cycle Network		
<i>Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 18.</i>	No changes are sought to key pedestrian and cycleways within and around the town centre.	Yes
3.3 Public Transport Network		
<i>Bus routes are to be provided generally in accordance with Figure 19 and, where the bus route is known, be indicated on the subdivision DA drawings.</i>	The development will not impact existing and future desired public transport networks within and around the town centre.	Yes
5. Special Area Design Principles		
5.1 Oran Park Town Centre		
<i>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 shall not grant consent for any development within the Oran Park Town Centre (as defined by the B2 Local Centre Zone boundary in the SEPP), unless the development is for the purposes of a marketing and sales suite, remediation,</i>	The proposed development is generally in accordance with Part B of the DCP. A detailed assessment against the Part B DCP is provided below.	Yes

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environmental landscape works or other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment.

The Oran Park Town Centre is to be consistent with the following principles:

- *Function and uses*
- *Built form*
- *Pedestrian amenity.*
- *Parking and access*

The development is consistent with the principles in the following ways:

Yes

Function and uses:

- The development will incorporate higher density housing within the Town Centre frame.
- The development will contribute to an active and vibrant centre through the proposed residential increase.
- Acoustic impacts are expected to be minimal, subject to the imposition of recommended attenuation measures (noted in the final acoustic report). As a result, land use conflict is expected to be minimal.
- The development proposes a landscaped courtyard, which will provide a direct connection to the adjoining commercial development to the south.
- A pedestrian entrance into the development site is sought on the southern, eastern and western ends of the site, which will further enhance a pedestrian focused town centre with sufficient permeability and accessibility to surrounding land uses.
- Stormwater on site will be partly treated with rainwater tanks, which will maximise rainwater reuse.

Built form

- The development is part 7 and part 8 storeys in height. This is generally consistent with other developments in the immediate vicinity of the subject site.
- The development is generally consistent with ADG, with the exception to two design criteria.
- The development meets the relevant targets set under the Sustainability SEPP with regards to BASIX.
- Proposed waste storage areas are located in the basement level and therefore, the adverse impacts to residents and surrounding land uses will be kept to a minimum.
- Proposed setbacks are generally consistent with adjoining developments, therefore maximising clear sightlines and streetscape amenity.

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Pedestrian amenity

- Proposed pedestrian entrances into the building will further enhance passive surveillance and therefore key pedestrian networks within and around the town centre.
- Continuous weather protection is provided around the perimeter of the building and pedestrian entrances.
- The development has been designed where sufficient solar amenity will be achieved at the winter solstice.

Public domain

- The development will contribute to the overall amenity of communal areas within and around the site.
- The development will incorporate CPTED principles to encourage regular pedestrian activity within and around the site. Conditions are recommended to ensure ongoing compliance.
- The proposed waste management system is unlikely to have any adverse impacts on adjoining land uses and surrounding pedestrian paths.

Parking and access

- Basement level parking is proposed to reduce the extent of hard surface at grade.
- The development proposes a minimum of 106 spaces which is above the minimum requirements (as specified in the Camden DCP).
- Due to the exceedance in car parking rates, the development is unlikely to significantly impact existing on-street car parking along Dairy Street and South Circuit.
- Notwithstanding the above, a non-standard condition is recommended, requiring the following:
 - a) Minimum of one parking space to be allocated to each individual unit.
 - b) Accessible spaces must be allocated to the accessible units
 - c) Units that exceed two bedrooms must be allocated a minimum of two parking spaces.

6. Environmental Management**6.2 Flooding and Watercycle Management**

No residential allotments are to be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 500mm (i.e. within the 'flood planning area').

No units are proposed below the 1% AEP flood levels.

Yes

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<p><i>Management of 'minor' flows using piped systems for the 20% AEP (residential land use) and 10% AEP (commercial land use) shall be in accordance with Camden Council's Engineering Design Specification – Subdivision and Development Works'.</i></p>	<p>Proposed stormwater will be treated with a combination of rainwater tanks, Psorb stormwater cartridges and ocean guard pit baskets to meet the relevant water quality targets. OSD is sought to capture stormwater, and therefore ensure that post developed flows do not exceed pre-existing conditions. The stormwater design is consistent with Council's Engineering Specifications. Council's Engineers raise no objection on the proposed stormwater design. Standard conditions are recommended to ensure ongoing compliance.</p>	Yes
<p><i>The developed 1% AEP peak flow is to be reduced to pre-development flows through the incorporation of stormwater detention and management devices.</i></p>	<p>The development proposes OSD, which is expected to minimise the extent of post development flows. This has been demonstrated in the DRAINS model submitted with the DA. Council's Engineers have reviewed the engineering plans and associated stormwater models, and raise no concerns on the proposed stormwater design. Standard conditions are recommended to ensure ongoing compliance with Council's Engineering Specifications.</p>	Yes
<p><i>All development is to incorporate water sensitive urban design (WSUD).</i></p>	<p>The development seeks to incorporate WSUD through a combination of treatment sources of rainwater tanks, Psorb stormfilter cartridges and ocean-guard pit baskets. This is consistent with Council's Engineering Specifications.</p>	Yes
<p><i>Compliance with the targets at Table 10 is to be determined through stormwater quality modelling in accordance with the parameters outlined in the relevant technical guidance from DECC.</i></p>	<p>The stormwater report indicates that the development meets the relevant targets noted in Table 10. Standard conditions are recommended to ensure ongoing compliance with Council's Engineering Specifications.</p>	Yes
<p>6.3 Salinity management <i>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.</i></p>	<p>The DA was accompanied with a Salinity Status Summary, which noted that soils on site are mildly aggressive to concrete and steel and, moderately saline. Management strategies were recommended in the report, with the intent of mitigating potential salinity impacts on the proposed development and surrounding land uses. Standard conditions are recommended to ensure ongoing compliance with the approved management strategy applicable to the development site.</p>	Yes
<p><i>Groundwater recharge is to be minimised.</i></p>	<p>The stormwater design will minimise the extent of groundwater recharge required to accommodate the development.</p>	Yes
<p><i>All development must incorporate soil conservation measures to minimise soil erosion and siltation during</i></p>	<p>Standard conditions are recommended to ensure ongoing compliance with Council's Engineering Specifications.</p>	Yes

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<p><i>construction and following completion of development. 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.</i></p>	<p>Standard conditions are recommended to ensure ongoing compliance.</p>	<p>Yes</p>
<p>6.4 Aboriginal and European Heritage</p>	<p><i>Aboriginal Archaeological Conservation Areas are identified Figure 31.</i></p>	<p>Yes</p>
<p>6.5 Bushfire Hazard Management</p>	<p><i>Subject to detailed design at DA stage, the indicative location and widths of APZs are to be provided generally in accordance with Figure 33.</i></p>	<p>Not applicable.</p>
<p>6.6 Tree Retention and Biodiversity</p>	<p><i>All high significance vegetation identified at Figure 34 is to be retained within open space.</i></p>	<p>Not applicable.</p>
<p>6.7 Contamination Management</p>	<p><i>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 in accordance with Council's Policy – Management of Contaminated Lands.</i></p>	<p>Yes</p>
<p>6.8 Odour</p>	<p><i>Any residential subdivision DA on land east of the main North-South spine road is to be accompanied by a Level 3 Odour Impact Assessment.</i></p>	<p>Not applicable.</p>
<p>6.9 Acoustic</p>	<p><i>Residential development shall be designed to comply with Council's Environmental Noise Policy that incorporates DECC's Environmental Criteria for Road Traffic Noise.</i></p>	<p>Yes</p>

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8. Amenity and Environmental Management		
8.1 Sustainable Building Design		
<i>New residential dwellings, including a residential component within a mixed use building and serviced apartments intended or capable of being strata titled are to be accompanied by a BASIX Certificate and are to incorporate all commitments stipulated in the BASIX Certificate.</i>	The DA was accompanied with a BASIX Certificate, demonstrating that the proposed building will meet the relevant targets under the Sustainability SEPP. Standard conditions are recommended, to ensure ongoing compliance with the submitted BASIX Certificate.	Yes
<i>Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design.</i>	The northern end of the site (Dairy Street) is expected to be significantly overshadowed due to the approved residential development on the adjoining site. To mitigate the impacts, an 'L-shaped' building is proposed to maximise the extent of solar amenity and ventilation to residential units north facing and the ground floor communal open space area. Other measures to minimise the adverse impacts are also sought including and large windows to maximise solar amenity. The proposed building design is considered most appropriate.	Yes
<i>Building envelopes, depths and internal layouts of all residential development is to facilitate natural ventilation.</i> Open fireplaces and slow combustion stoves are prohibited.	The proposed layout of the building will maximise the extent of natural ventilation.	Yes
8.2 Stormwater and Construction Management	Not proposed.	Yes
<i>A Stormwater Concept Plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of.</i>	The DA was accompanied with a Stormwater Management Plan, which details how stormwater will be managed and disposed of. Standard conditions are recommended to ensure ongoing compliance with Council's Engineering Specifications.	Yes
<i>Where properties fall away from the street and / or are unable to drain to a trunk drainage system, an easement for draining through downstream properties must be created in the subdivision plan.</i>	Not required.	Not applicable.
8.3 Waste Management		
<i>A Waste Management Plan is to be submitted with all DAs with the exception of single dwelling housing or</i>	The DA was accompanied with a Waste Management Plan (WMP), which details that waste will be disposed of in waste rooms, located in the basement levels. Waste bins will then be taken to the south	Yes

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<i>superlot subdivision applications.</i>	circuit street frontage (with a trailer and electric vehicle) for weekly kerbside collection by strata staff.	
<i>All residential dwellings shall be provided with a garbage, recyclables and greenwaste service unless specifically exempted by Council.</i>	Proposed waste storage rooms will have capacity to store all bins required for the subject development, in accordance with Council's Waste Management Guidelines.	Yes
<i>Development must demonstrate that the design takes into account refuse storage and collection without reducing the amenity of a dwelling or neighbouring lots.</i>	Waste will be stored inside the building (with the exception of days where kerbside collection will occur). As a result, the adverse amenity impacts are expected to be minimal.	Yes
<i>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.</i>	With the exception of collection days, rubbish will be stored internally, and therefore, the adverse amenity impacts will be minimal.	Yes
<i>Subdivisions shall be designed to ensure garbage collection is not required to be undertaken from the Transit Boulevard or 4 lane sub-arterial roads.</i>	Not applicable.	Not applicable.
8.4 Site Facilities and Servicing		
<i>Underground services are required for all domestic serving utilities, including electrical services.</i>	Standard conditions are recommended to ensure ongoing compliance.	Yes
<i>Garbage, mail box structures, service meters and the like are to be integrated with the overall design of buildings and / or landscaping.</i>	All key services are integrated into the development and landscaping.	Yes
8.6 Safety and Security		
<i>Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance.</i>	The building has been designed, where all facades will directly overlook all surrounding public streets. Balconies are also sought on all frontages, contributing to casual surveillance.	Yes
<i>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.</i>	Upper floor balconies and courtyards are sought on all frontages, to maximise direct overlooking to surrounding public domain areas. Further, a large communal open space area is sought on the northeastern and southern elevation, which will provide greater casual surveillance to surrounding public areas.	Yes
<i>For residential development, the use of roller shutters other than garages is not</i>	Not proposed.	Yes

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<p><i>permitted on doors and windows facing the street.</i></p>	<p><i>Developments are to avoid creating areas for concealment and blank walls facing the street.</i></p>	<p>The proposed building design will allow for upper floor balconies on all frontages. Further, no large blank walls are proposed, therefore minimising the potential for concealment.</p>	<p>Yes</p>
<p><i>Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.</i></p>	<p><i>All development should aim to provide casual surveillance of the street as a means of passive security.</i></p>	<p>As noted, a lighting plan will be required with the final Construction Certificate and can be assured via a standard condition of consent.</p>	<p>Yes</p>
<p><i>All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).</i></p>	<p>Upper floor balconies are sought on all elevations, maximising passive surveillance. Further, the upper floor and ground floor open space areas will further contribute to casual surveillance onto surrounding public domain areas.</p>	<p>Yes</p>	
<p><i>All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).</i></p>	<p>The DA was accompanied with a CPTED report, which noted that the development will achieve the four key CPTED principles, including surveillance, territorial reinforcement, access control and space management. These principles have been considered into the final design of the development, therefore maximising safety and security.</p>	<p>Yes</p>	
<p>Part B Site Specific DCPs</p>			
<p>Mixed Use Precinct</p>			
<p><i>Achieve a maximum of 50,000m² Gross Lettable Area - Retail (GLAR) within the B2 Local Centre zone.</i></p>	<p>No commercial land uses are sought with the DA.</p>	<p>Not applicable.</p>	
<p><i>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.</i></p>	<p>The development is classified as a residential land use, which is located in the vicinity of other commercial, recreational and community land uses. The proposed development is consistent with the indicative character of the area.</p>	<p>Yes</p>	
<p><i>Incorporate higher density housing and mixed use development across the Town Centre.</i></p>	<p>The development is classed as higher density housing.</p>	<p>Yes</p>	
<p><i>Focus retail uses along, and fronting the Main Street.</i></p>	<p>The development is purely a residential development.</p>	<p>Not applicable.</p>	
<p><i>Large scale retail development should be located within the retail precinct.</i></p>	<p>The DA facilitates housing within the Town Centre, which supports the needs of workers of such facilities.</p>	<p>Not applicable.</p>	
<p><i>Incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre.</i></p>		<p>Not applicable.</p>	

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<i>Leverage investment in the Metro Station to Bring higher order facilities to the Town Centre.</i>	Not a matter for consideration with the subject DA.	NA
3.3 Views and Vistas <i>Detailed development of the Town Centre is to acknowledge views and vistas contained in Figure 65.</i>	The development will not compromise significant views identified within the relevant figure.	Yes
3.4 Interaction with Surrounding Land Uses <i>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.</i>	The development proposes to establish a pedestrian connection to the adjoining commercial development to the south. Further, the design and layout of the development has appropriately considered adjoining and projected land uses, to ensure the adverse impacts on future residents are kept to a minimum.	Yes
4.0 Access and Movement 4.1 Vehicle Movement Network <i>The street network is to be provided generally in accordance with Figure 66.</i> <i>Traffic management measures are to be utilised within and surrounding the Town Centre to produce a low speed pedestrian friendly traffic environment, particularly within the Retail, Perich Park and Civic Precincts.</i>	<p>The development will not compromise the envisioned street network for the Town Centre.</p> <p>The DA was accompanied with a Traffic Management Report, which noted that the development is unlikely to inflict significant traffic impacts on surrounding road networks. Additional traffic management measures are not required.</p>	<p>Yes</p> <p>Not required.</p>
<i>Principles of CPTED (Crime Prevention through Environmental Design) to be incorporated in the design of the access and movement system.</i>	Refer to the assessment above.	Yes
4.2 Pedestrian and Cycle Movement <i>The Town Centre is to be designed to provide clear and legible pedestrian and cycle connections as identified in Figure 67.</i> <i>Streets and pathway networks should be designed to ensure that walking and cycling within the Town Centre takes priority over traffic circulation.</i> <i>Continuous weather protection for pedestrians is to be provided in key locations by colonnades or awnings.</i>	<p>No changes to existing pedestrian and cycle paths within the Town Centre are proposed.</p> <p>No changes to streets and pathways within and around the Town Centre are sought with this DA. As such, the envisioned pedestrian and cycling tracks are unlikely to be impacted by the proposed development.</p> <p>The proposed roof form (of each level) will ensure that continuous weather protection is provided around the perimeter of the development.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Yes</p>

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<i>Bike parking facilities should be provided at key locations on streets within the Town Centre.</i>	Bicycle parking is proposed within the basement level.	Yes
Section 4.3 Road Types <i>Streets are to be provided generally in accordance with the cross-sections in Figure 68 to Figure 72.</i>	No new streets are proposed with this DA.	NA
Section 4.4 Public Transport <i>Bus stops are to be provided generally in accordance with Figure 73.</i>	The development will not impact the delivery any bus stops within the town centre.	Yes
5.0 Public Domain, Water Sensitive Urban Design and Landscaping <i>Public domain areas are to be designed and located generally in accordance with Figure 74.</i>	The development will not impact the delivery of indicative public domain areas identified within Figure 74.	Yes
<i>The Town Park is to be designed to accommodate a range of active and passive recreational opportunities within a Town Centre context.</i>	The development site is not located in proximity to the Town Park.	Not applicable.
<i>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.</i>	Whilst the creation of public domain areas are not sought with this DA, open space communal areas are sought on the ground and upper floors. Paving within these areas include sandstone flagging, granite paver and grid paving. These pavers are durable, low maintenance and a non-slip texture, which is considered to be most appropriate.	Yes
5.2 Water Sensitive Urban Design Requirement (WSUD) <i>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.</i>	Council's Engineers raise no objection on the proposed stormwater design.	Yes
5.3 Street trees <i>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.</i>	Street trees already exist around the development site. One street tree is proposed to be removed and replaced to accommodate the proposed driveway crossover. Council's Tree and Landscaping Officer raised no objection to the proposed street tree removal, subject to replacement planting. Standard conditions are recommended to ensure ongoing compliance.	Yes

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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.

7.0 Land Use and Built Form

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.

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.

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.

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.

To protect privacy, elevate ground floor level apartments above adjacent footpath levels – 500mm is suggested as a minimum with 1,200mm preferred.

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.

Not applicable.

Not applicable.

The proposed building façade includes curved walls, which add further articulation to the facades and therefore, minimises the extent of bulk and scale via the public domain. This design feature also emphasises the pedestrian entrance of the building, which will further encourage pedestrian activity, adding to the extent of passive surveillance.

Yes

The proposed built form generally aligns with the approved residential flat building to the north and the proposed commercial building to the south.

Yes

The proposed development generally aligns with the approved residential flat building to the north and the proposed commercial building to the south with regards to articulation and corners.

Yes

The development is compliant with this control as:

- A pedestrian entrance is proposed on the southern, eastern and western elevations.
- Proposed communal open space areas will allow for direct overlooking onto all street frontages.
- Weather protection is provided around the perimeter of the building.

As shown on the floor and elevation plans, the ground floor level apartments (and associated courtyards / balconies) are slightly elevated, clearly distinguishing private and public areas.

Yes

The curved walls of the facades creates a point of interest via the public domain.

Yes

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Section 7.3 Building Envelopes / Bulk and Scale <i>Building heights are to be in accordance with the Building Envelope Plan shown in Figure 76.</i>	As the site has a diagonal cross fall from the south-western corner to the north-eastern corner, with a fall of approximately 4m across the site, the building is eight storeys for a small portion of the South Circuit frontage where two level units are proposed. Although this does result in a non-compliance, the building will appear as seven storeys on all other frontages. Refer to the main body of the assessment report for an assessment on the proposed variation.	No – Refer to the main assessment report.								
<i>Buildings are to be designed to ensure a human scale is maintained at street level.</i>	Direct pedestrian access into the main lobby areas is provided on the ground floor on the southern, eastern and western elevations, that is directly accessible via the public domain.	Yes								
<i>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.</i>	Ground Floor – 3.4m Levels 1 – 3.25m Level 2 – 3.25m Levels 3 – 3.25m Level 4 – 3.25m Levels 5 – 3.25m Level 6 – 3.25m Roof – 3.55m	Yes								
<table border="1"> <thead> <tr> <th>Floor Level</th><th>Minimum Ceiling Height</th></tr> </thead> <tbody> <tr> <td>Ground Floor</td><td>3m</td></tr> <tr> <td>All other floors for retail / commercial use</td><td>2.7m</td></tr> <tr> <td>All other residential floors</td><td>2.7m for habitable rooms 2.4m for non-habitable rooms</td></tr> </tbody> </table>	Floor Level	Minimum Ceiling Height	Ground Floor	3m	All other floors for retail / commercial use	2.7m	All other residential floors	2.7m for habitable rooms 2.4m for non-habitable rooms		
Floor Level	Minimum Ceiling Height									
Ground Floor	3m									
All other floors for retail / commercial use	2.7m									
All other residential floors	2.7m for habitable rooms 2.4m for non-habitable rooms									
7.4 Quality of Indoor Environment <i>Refer to indoor environment controls provided in Attachment B. These controls are required to be assessed as part of the Sustainability Assessment.</i>	The development is compliant with the relevant targets set under the Sustainability SEPP.	Yes								
Section 7.5 Weather Protection <i>Weather protection must maintain a feeling of openness and enhance both the public function of the specific space and / or street. Weather protection solutions shall be predominantly naturally ventilated. Weather protection should be included as part of the design of the architecture / built form or landscape design.</i>	Continuous weather protection is provided around the perimeter of the building, which will encourage pedestrian activity within and around the development site.	Yes								
	Proposed weather protection will maximise ventilation within and around the development site.	Yes								
	Weather protection is integrated into the design of the building.	Yes								
7.6 Setbacks <i>Building setbacks are to be provided in accordance with the Setbacks Plan shown in Figure 79.</i>	East: 700mm minimum (from the balcony). West: 1.4m minimum (from the balcony).	No – Refer to the main assessment report.								

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<i>North – Not applicable. East – 3m West – 3m South – Not applicable.</i>	Variation is sought to accommodate the curved balconies and walls, which is sought to achieve a design outcome that is consistent with the character of the wider development. A detailed assessment on the proposed variation is provided within the main body of the assessment report.	
<i>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.</i>	The development is generally compliant, with minor variations sought.	Yes
Section 7.7 Streetscape Activation		
<i>Ground floor residential uses (other than entries to lobbies to residential uses above ground level) are not permitted on the Town Centre Main Street. No external security shutters to be permitted.</i>	The development site is not within the Main Street.	Not applicable.
7.8 Solar Access		
<i>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. 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. 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.</i>	The provided shadow diagrams indicate that maximum solar amenity will be achieved to surrounding public streets / roads and public communal areas on the ground and upper floor.	Yes
	The proposed development will maintain compliance with this control.	Yes
	The development is compliant with this control.	Yes
8.0 Site Access, Parking and Loading		
<i>Car parking dimensions are to be provided in accordance with relevant Australian Standards.</i>	Conditions are recommended to ensure ongoing compliance.	Yes – Subject to conditions.

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<i>On street parking to be provided throughout the Town Centre to contribute to street life and surveillance.</i>	The development will not impact the availability of on-street car parking.	Yes
<i>The majority of car parking is to be provided under Town Centre buildings and on street to limit visual impact and maintain pedestrian amenity.</i>	All parking will be provided in the basement levels and therefore will not compromise the overall amenity of the wider streetscape.	Yes
<i>Service vehicle access points should be consolidated where possible to limit the potential for conflict points.</i>	Non-standard conditions are recommended, restricting service vehicles to access the basement level.	Yes – Subject to conditions.
<i>Bicycle racks / storage areas are to be provided in all developments in accordance with the following requirements.</i>	Bicycle storage is provided within the basement levels.	Yes