

Oran Park Development Control Plan 2007 (Oran Park DCP)
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Control	Proposed	Compliance
<p>2.1 Indicative Layout Plan</p> <p>All development is to be undertaken generally in accordance with the Indicative Layout Plan.</p> <p>Where variation from the ILP is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives for the precinct set out in Section 2.2 and the Objectives and Controls at Sections 2.3 - 2.5 of this DCP.</p>	<p>The proposed 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, which may include a range of land uses including higher density residential and commercial development.</p>	<p>Yes.</p>
<p>2.2 Vision and Development Objectives</p> <p>Key Development Objectives for Oran Park involve positive urban design outcomes that aim to provide housing with high levels of amenity and access to services.</p>	<p>The proposal involves the construction of 92 residential units above already approved retail and commercial spaces. The overall development will facilitate residential units that will have access to a plethora of retail and commercial services, as well as public and private open spaces that are within walking distance of the subject site.</p>	<p>Yes.</p>
<p>2.3 Residential Density Targets</p> <p>In order to ensure the residential dwelling targets are achieved, as part of a subdivision application, an applicant is to demonstrate to Council that the sub-precinct dwelling targets shown in Figure 3 will be achieved.</p>	<p>The site is situated within Sub Precinct Q, which incorporates dwelling target of 270 dwellings.</p> <p>The proposal involves the construction of a twelve (12) storey residential tower above the retail podium. This contributes 92 additional residential units to the Town Centre Precinct.</p> <p>Future Development Applications for residential flat buildings within the Town Centre will contribute to and achieve the required density / dwelling yield.</p>	<p>Yes.</p>
<p>5.1 Oran Park Town Centre</p> <p>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.</p>	<p>The proposed development is generally in accordance with Part B of the DCP. For further detail see the assessment against the relevant controls in this table.</p>	<p>Yes.</p>

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<p>5.1 Oran Park Town Centre <i>Function and uses:</i></p> <p>Incorporate higher density housing and mixed use development within the Town Centre frame.</p> <p>maximise employment opportunities within the Town Centre,</p> <p>locate active uses at ground floor, throughout the Town Centre, in particular fronting the main street and all open space,</p> <p>provide a mix of uses that promote an active and vibrant town centre.</p>	<p>The proposal seeks approval for residential dwellings above retail development and contributes to higher density housing within the Town Centre core.</p> <p>The delivery of a range of retail and business uses has been provided through the approval of DA/2018/1223/1.</p> <p>The approved development below the proposal locates active uses at ground floor fronting Main Street and the Town Park interface. This is primarily retail and entry foyers.</p> <p>The subject proposal will expand and contribute to a variety and mix of uses within the Town Centre, which are primarily retail, commercial and residential.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes</p>
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<p>5.1 Oran Park Town Centre <i>Layout:</i></p> <p>incorporate a pedestrian focused main street that acts as the focal point for the centre. Large format retail premises are to directly access the main street,</p> <p>establish a clearly defined Town Centre core and frame differentiated through varying uses and intensity of development,</p> <p>consider potential future noise and amenity conflicts in the layout and location of Town Centre uses,</p> <p>emphasise sight lines to local landscape features, places of key cultural significance, civic buildings and public open space,</p> <p>provide on-site detention storage with a storage requirement that maximises rainwater reuse.</p>	<p>The approved podium shopping centre expansion below delivers a pedestrian focussed main street which acts as the focal point for the centre. No further pedestrian amenity is proposed.</p> <p>The Town Centre core is defined through delivering higher intensity development on the site.</p> <p>The proposal has been designed with consideration of noise impacts and amenity. A detailed acoustic report is included with the application and reviewed in detail.</p> <p>The proposal has been deliberately designed to emphasise key sight lines through Main Street to the Civic Precinct.</p> <p>A detailed stormwater report has been prepared and approved under DA/2018/1223/1 which addresses this matter.</p>	<p>NA.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>NA.</p>
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<p>5.1 Oran Park Town Centre <i>Built form:</i></p> <p>provide a range of building heights, up to a maximum of 6 storeys with a transition in heights to surrounding residential areas. Building heights in excess of 6 storeys may be considered as part of the Part B DCP / SEPP amendment for the Town Centre</p> <p>relate building heights to street widths and functions to promote a comfortable urban scale of development,</p> <p>define streets and open spaces with buildings that are generally built to the street edge, have a consistent street wall height and provide a continuous street frontage along all key streets,</p> <p>promote diversity and activity along the main street with a variety of frontage widths for retail shops,</p> <p>building heights are to take into account view lines and solar access to the public domain,</p> <p>residential and mixed use development is to be consistent with the guidelines and principles outlined in <i>SEPP No. 65 – Residential Flat Development</i> and the <i>Residential Flat Design Code</i> (DoP 2002),</p> <p>a high quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the Town Centre, and</p> <p>waste storage and collection areas are to be accommodated and designed appropriately to minimise impacts, in particular within mixed use development.</p>	<p>The proposal incorporates a twelve (12) storey building in addition to the approved residential building (5 storeys) and commercial building (4 storeys) on the site within the commercial core.</p> <p>Building height has specifically been designed to reflect the scale and function of existing approvals, adjoining streets and open spaces areas through the concentration of height and proportions.</p> <p>No ground floor development proposed.</p> <p>No ground floor development proposed.</p> <p>Building height and form has been designed taking into consideration key view lines and solar access.</p> <p>The proposal achieves compliance with SEPP 65 and the Apartment Design Guide.</p> <p>The proposal incorporates high quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the Town Centre.</p> <p>Waste storage and collection areas are accommodated as part of the loading dock / service area to minimise amenity impacts for the proposed units. The proposal will rely on the waste storage and collection areas approved as part of Determination No. 2018/1223/1, which</p>	<p>Yes.</p> <p>Yes.</p> <p>NA.</p> <p>NA.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
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	have sufficient capacity to cater for the proposal.	
<p>5.1 Oran Park Town Centre <i>Parking and access:</i></p> <p>lanes should be used to provide access to parking areas, loading docks and waste collection areas.</p> <p>basement, semi-basement or decked parking is preferred over large expanses of at-grade parking,</p> <p>at-grade parking areas are to be generally located behind building lines and within the centre of street blocks. Notwithstanding this, Council will consider transitional arrangements for parking where an application is supported by a staging plan that indicates compliance with the above desired parking location principles upon ultimate development</p> <p>parking is to be provided in accordance with <i>Part D, Chapter 1 of Camden DCP 2006</i>.</p> <p>on-street parking is to be provided on all streets to contribute to street life and surveillance.</p>	<p>Loading and services areas are already approved and located as an extension of the existing loading dock facilities.</p> <p>All car parking for this proposal is within the approved basement under DA/2018/1223/1.</p> <p>None proposed.</p> <p>Car Parking is provided in excess of the minimum provision rates specified in Camden DCP 2019.</p> <p>On-street parking is provided.</p>	<p>Yes.</p> <p>Yes.</p> <p>NA.</p> <p>Yes.</p> <p>Yes.</p>

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<p>6.2 Flooding and Watercycle Management</p> <p>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'.</p>	<p>A detailed engineering and stormwater/water quality report has been prepared for the subject development by Van der Meer Consulting.</p> <p>This report provides a detailed response to both stormwater and water quality management.</p> <p>The stormwater management system comprises a below-ground on-site detention tank (OSD) within the existing Stage 1 area of the site with additional OSD approved for the new construction combined with a rainwater re-use tanks (RWT).</p> <p>No further detention is required for the subject component.</p>	<p>Yes.</p>
<p>6.2 Flooding and Watercycle Management</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>Water Quality treatment has been implemented as part of the Oran Park Precinct Master Plan down stream of stage 1 and 2 of the podium works in the form of a large Bio-Basin. This largely results in satisfaction of this control.</p> <p>DA/2018/1223/1 has approved additional GPTs across the site and oil traps are to be provided to hardstand areas that are not roofed.</p>	<p>Yes.</p>
<p>6.2 Flooding and Watercycle Management</p> <p>The WSUD Strategy shall demonstrate how the stormwater quality targets set by the Department of Environment and Climate Change (DECC) (Table 10) will be achieved and shall be consistent with 'Technical Note: Interim Recommended Parameters for Stormwater Modelling – North-West and South-West Growth Centres' and 'Managing Urban Stormwater: Stormwater Planning' (DECC) and Australian Runoff Quality (Engineers Australia). A monitoring plan that encompasses strategies for water sampling, maintenance of WSUD facilities and risk management in the short, medium and longer terms is to be included as part of the WSUD strategy.</p>	<p>The WSUD measures have been reviewed by Council's Development Engineers and found to be appropriate under DA/2018/1223/1.</p>	<p>Yes.</p>

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<p>6.2 Flooding and Watercycle Management</p> <p>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</p>	<p>The WSUD measures have been reviewed by Council's Development Engineers and found to be appropriate under DA/2018/1223/1.</p>	<p>Yes.</p>
<p>6.3 Salinity and Soil Management</p> <p>Every subdivision DA for land identified in Figure 23 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. The report is to cover the conditions of the site, the impact of the proposed subdivision on the saline land and the mitigation measures that will be required during the course of construction. The consultant is to certify the project upon completion of the works. The report shall provide details of recent soil testing that either verifies the results of the rezoning study or provides evidence of any changes to salinity levels. Such soil testing shall be focused at the edges of areas identified on Figure 26 as very saline or moderately saline. Soil testing shall also be focused on areas where proposed excavation exceeds 3m in depth. Investigations and sampling for salinity are to be conducted in accordance with the requirements of the Local Government Salinity Initiative booklet called Site Investigations for Urban Salinity produced by the Department of Environment and Climate Change (formerly the Department of Natural Resources). Where applicable, the salinity report shall also report on the issues of soil aggressivity and sodicity and any mitigation measures required. All works are to conform with the Local Government Salinity Initiative series of booklets produced by the Department of Environment and Climate and Council's policy - Building in Salinity Prone Environments.</p>	<p>The site incorporates land which is identified in Figure 21 as possibly being constrained by moderately saline soils.</p> <p>An extensive Salinity Investigation and Management Plan has been approved and implemented for the site in association with bulk earthworks completed under DA/2010/1548/1.</p> <p>Ground Technologies have also undertaken a detailed review of the previous salinity investigations over the site, which was considered in the assessment of DA/2018/1223.</p> <p>This review states the management strategies described in the SMP when incorporated into the design and construction are appropriate to mitigate the levels of salinity, aggressivity and sodicity identified at the site for the proposed development.</p> <p>Compliance with SMP was required as a condition of consent under DA/2018/1223.</p>	<p>Yes.</p>

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<p>6.3 Salinity and Soil Management 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 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, conditioned</p>
<p>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.</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, conditioned</p>
<p>6.4 Aboriginal and European Heritage Aboriginal Archaeological Conservation Areas are identified Figure 24.</p>	<p>The subject site is not identified in Figure 24.</p>	<p>NA.</p>
<p>6.4 Aboriginal and European Heritage Items of European heritage significance are shown at Figure 25.</p>	<p>The subject site is not identified in Figure 25.</p>	<p>NA.</p>
<p>6.7 Contamination Management DAs for development in Areas of Environmental Concern (AEC) as identified at Figure 28 shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared in accordance with Council's Policy – Management of Contaminated Lands.</p>	<p>The site was not identified as containing any AEC during rezoning of the Oran Park Precinct, as shown in Figure 28 of the DCP.</p> <p>DLA Environmental have also undertaken a detailed review of the previous contamination reporting prepared for the site, which was included in DA/2018/1223/1.</p> <p>This review has assessed the suitability of the site against residential land use criteria. The site is considered suitable for the residential land use.</p>	<p>Yes.</p>
<p>6.9 Acoustics All industrial / commercial / employment development is to comply with the Industrial Noise Policy (DECC 2000).</p>	<p>A detailed Noise Assessment has been prepared in association with this application by Acoustic Logic.</p> <p>The report specifically reviewed impacts on proposed residential uses including common open space areas.</p> <p>The report has concluded that the proposal is capable of achieving the required EPA noise criteria.</p>	<p>Yes.</p>

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<p>7.5.2 Cut and Fill DAs are to illustrate where it is necessary to cut and / or fill land and provide justification for the proposed changes to the land levels.</p>	<p>The proposal is to be constructed over the existing approved Podium and will not require any cut/fill works.</p>	<p>NA.</p>
<p>7.5.3 Sustainable Building Design The provisions of BASIX will apply with regards to water requirements and usage.</p>	<p>A BASIX certificate and report have been provided with the application. The proposal is able to comply with the provisions of BASIX.</p>	<p>Yes.</p>
<p>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 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.</p>	<p>The proposal is able to comply, however it is noted that the ground floor and building entries are as approved under DA/2018/1223/1. These building entries are to a frontage that is greater than 30m and directly relate to the Town Park.</p>	<p>Yes.</p>
<p>7.7.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing 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.</p>	<p>The proposal is generally consistent with SEPP No. 65 (please refer to the SEPP No. 65 assessment table).</p>	<p>Yes.</p>
<p>7.7.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing 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.</p>	<p>The proposal includes 92 dwellings. A total of ten proposed units are identified as being adaptable, which equates to 11%.</p>	<p>Yes.</p>

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<p>7.7.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing</p> <p>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).</p>	<p>An Access report by Morris Goding Access Consulting was provided with the application. The report concludes that the entire building, including the already approved portions (under DA/2018/1223/1) are able to comply with access requirements and the Australian Adaptable Housing Standard (AS 4299-1995).</p>	<p>Yes.</p>
<p>7.7.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing</p> <p>A landscape plan is to be submitted with every application for residential flat buildings.</p>	<p>A landscape plan was provided with the development application. The proposal relies on previously approved landscaping at ground level and on the rooftop of the podium.</p>	<p>Yes.</p>
<p>Section 7.7.4 Key Controls Table (Table 23) – B1, B2, B3 and B 4 zones</p>		
<p>Communal open space</p> <p>15% of site area. This control is able to be varied where the applicant demonstrates the development has good access to public open space or where the area of private open space is more than the minimum specified below.</p>	<p>The proposal relies on 3,885m² of common open space approved under DA/2018/1223/1. This represents 7% of the total site (55,278m²). However, the larger site is predominantly proposed to be used as commercial rather than residential. Where the site is divided to represent only the areas proposed for residential use (including car parking areas) the site area is 15,054m² and communal open space represents 25.6% of the site.</p>	<p>Yes.</p>
<p>Private open Space (PPOS)</p> <p><i>Minimum 8m² per dwelling with a minimum dimension of 2.0m if provided as balcony or rooftop.</i></p>	<p>All units are provided with between 16m² and 72.5m² of private open space in the form of balconies that are directly accessed from living areas.</p>	<p>Yes.</p>
<p>Front setback (minimum)</p> <p><i>Shop top housing:</i> 0m for first floor 4m for floors above first floor</p>	<p>The ground floor retail spaces are approved to be constructed on a zero lot line.</p> <p>All first floor elements exceed the required 4m setback.</p>	<p>Yes.</p>

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<p>Corner lots secondary street setback (minimum) <i>Residential flat buildings:</i> 4.5m to building façade line <i>Shop top housing:</i> 0m for first floor 4m for floors above first floor</p>	<p>All first floor elements exceed the required 4m setback.</p>	<p>Yes.</p>
<p>Car parking spaces 1 space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling. May be in a 'stack parking' configuration. Car parking spaces to be located below ground or behind the building 1 visitor car parking space per 5 apartments (may be above ground) Bicycle parking spaces: 1 per 3 dwellings</p>	<p>The building comprises 20 x one bedroom, 46 x two bedroom and 26 x three bedroom units.</p> <p>Required:</p> <ul style="list-style-type: none"> - 105 residential spaces - 18 visitor spaces - 30 bicycle spaces <p>Additionally, the approved residential building, which share the car parking area comprises 10 x one bedroom, 30 x two bedroom and 10 x three bedroom units.</p> <p>Required for approved building:</p> <ul style="list-style-type: none"> - 55 residential spaces - 10 visitor spaces - 16 bicycle spaces <p>Total Required:</p> <ul style="list-style-type: none"> - 160 residential spaces - 28 visitor spaces - 46 bicycle spaces <p>Provided:</p> <ul style="list-style-type: none"> - 243 residential spaces - 45 visitor spaces - more than 50 bicycle or motorcycle spaces 	<p>Yes.</p>
<p>Garages and car parking dimensions (minimum) Covered: 3m x 5.5m Uncovered: 2.5m x 5.2m Aisle widths must comply with AS 2890.1</p>	<p>All residential parking spaces comply with required dimensions. Aisle widths comply with AS2890.1.</p>	<p>Yes.</p>

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<p>8.1 Sustainable Building Design 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.</p>	<p>A BASIX Certificate has been provided with the Development Application. All measures contained within the BASIX Certificate and BASIX Report have been incorporated into the design of the building.</p>	<p>Yes.</p>
<p>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.</p>	<p>The building exhibits a high degree of architectural design to maximize solar gain. The proposal complies with the provisions of the Apartment Design Guide relating to solar access and cross ventilation.</p>	<p>Yes.</p>
<p>8.1 Sustainable Building Design Building envelopes, depths and internal layouts of all residential development is to facilitate natural ventilation.</p>	<p>The proposal complies with the provisions of the Apartment Design Guide relating to solar access and cross ventilation.</p>	<p>Yes.</p>
<p>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>	<p>A detailed stormwater management report has been prepared for the subject development by Van der Meer Consulting.</p> <p>This report provides a detailed response to both stormwater and water quality management.</p> <p>The stormwater management system comprises existing and proposed below-ground on-site detention tanks (OSD) combined with a rainwater re-use tank (RWT).</p> <p>No further detention is required for this proposal.</p>	<p>Yes.</p>
<p>8.2 Stormwater and Construction Management 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').</p>	<p>Conditions of consent are recommended to be imposed which ensure compliance with this best practice and Council's Engineering Specifications.</p>	<p>Yes, conditioned.</p>

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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 Waste Management Plan has been submitted with this application and reviewed by Council's Waste Team. The plan is acceptable, and a condition will require compliance with the measures in the plan.	Yes.
8.3 Waste Management Development must demonstrate that the design takes into account refuse storage and collection without reducing the amenity of a dwelling or neighbouring lots.	The dedicated waste area is partially enclosed and will not impact on the amenity of adjoining development given its location and landscaping measures. Waste collection occurs from a loading dock area dually used with the retail and residential developments as approved under DA/2018/1223/1.	Yes.
8.3 Waste Management 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.	Approved storage areas for rubbish bins are to be located away from the front of the development and will not be visible from the street. The loading dock arrangement ensures that visibility is minimised and does not interfere with the streetscape or any pedestrian amenity. The waste transport around the building will be controlled by a building manager.	Yes.
8.4 Site Facilities and Servicing Garbage, mailbox structures, service meters and the like are to be integrated with the overall design of buildings and/or landscaping.	Facilities and servicing requirements are integrated within the built form of the proposal and embellished with landscaping as approved under DA/2018/1223/1.	Yes.
8.6 Safety and Surveillance 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.	The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels.	Yes.
8.6 Safety and Surveillance 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.	The building has been designed to provide casual surveillance of surrounding streetscape areas from all levels. In particular the approved ground floor retail overlooks pedestrian paths.	Yes.
8.6 Safety and Surveillance Developments are to avoid creating areas for concealment and blank walls facing the street.	The building form minimises blank walls and concealment areas. It is noted that there is no ground floor proposal for the development.	Yes.

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<p>8.6 Safety and Surveillance</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>The building has been designed to provide casual surveillance of surrounding streetscape areas from all areas of the development.</p> <p>The building provides high levels of casual surveillance from all levels to the surrounding streetscape network.</p> <p>The proposal will not result in overlooking of neighbouring residential properties or private open space areas. The orientation towards public spaces and community facilities assist with this.</p>	<p>Yes.</p>
<p>8.6 Safety and Surveillance</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 incorporate CPTED Principles.</p> <p>A detailed CPTED Review has been provided by Urban Co which demonstrates that the proposal adopts and implements the principles of CPTED to minimise opportunities for crime and anti-social behaviour.</p> <p>The application was also referred to the NSW Police Force who conducted their own assessment and categorized the development as a low crime risk.</p>	<p>Yes.</p>
<p>B1 Oran Park Town Centre</p>		
<p>3.1 Town Centre Structure Plan Layout</p> <p>Generally consistent with Figure 51: Land Use.</p> <p>Note: Figure 51 graphically represents the indicative land uses for the Oran Park Town Centre. The land uses and general road structure may be amended over time to allow for flexible delivery of the Town Centre built form.</p>	<p>The proposed development is located in an area identified for 'retail' and is generally compliant with the land uses indicated for this precinct when considered with the approved development below.</p>	<p>Yes.</p>

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<p>3.2 Land Uses</p> <p>The Retail Precinct is located to the east of Oran Park Drive and is to be a mixed use destination which includes a wide variety of small and large scale retail activities, entertainment uses, retail support opportunities and commercial business activities together with residential uses above street level.</p> <p>The Retail Precinct combines a traditional main street shopping strip together with modern centre based retailing. The Retail Precinct seeks to create a vibrant entry to the Town Centre which maximizes employment generation and economic prosperity.</p>	<p>The proposal will enhance the variety of land uses currently provided for within the Town Centre, being a development that incorporates a residential component above a wide variety of small and large scale retail activities, entertainment uses, retail support opportunities and commercial business activities together.</p> <p>This sub-precinct is planned to deliver a traditional main street shopping strip with additional retail within the podium shopping centre. The residential tower contributes to the viability of these spaces.</p>	<p>Yes.</p>
<p>Land Use Principles</p> <p>Smaller scale retail uses (under 1,500m²) incorporated as part of a mixed use development outside the main retail area are not included in the calculation of the 50,000m² GLAR cap.</p> <p>The 'main retail area' is the area shown as 'Retail (a)' in Figure 50. The cumulative total of smaller scale retail uses outside of the GLAR cap in this area is not to exceed 5,000m².</p>	<p>No further retail is proposed by this application.</p>	<p>NA.</p>
<p>Land Use Principles</p> <p>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.</p>	<p>The proposal will enhance the variety of land uses currently provided for within the Town Centre, as it proposes a residential flat building above an approved variety of small and large scale retail activities, entertainment uses, retail support opportunities and commercial business activities.</p>	<p>Yes.</p>
<p>Land Use Principles</p> <p>Incorporate higher density housing and mixed use development within the Town Centre core.</p>	<p>The proposal incorporates a residential flat building above ground floor retail uses.</p>	<p>Yes.</p>
<p>Land Use Principles</p> <p>Maximise employment opportunities within the Town Centre.</p>	<p>Employment opportunities will be provided on the site by previous approvals, including Determination No. 2018/1223/1.</p>	<p>NA.</p>

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<p>Land Use Principles</p> <p>Focus retail uses along and fronting the Main Street. Large scale retail development should be located within the retail precinct.</p>	<p>The proposal incorporates approved retail uses fronting Main Street with larger retail within the podium shopping centre. All proposed residential units are above the Main Street ground floor.</p>	<p>Yes.</p>
<p>Land Use Principles</p> <p>Co-locate uses and facilities where possible to maximise the efficient use of space.</p>	<p>The proposal provides a residential flat building towards the eastern end of the site. The proposed residential building will be able to access and use common open space areas and car parking approved under DA/2018/1223/1 (additional areas of open space and car parking were approved as part of this previous determination to cater for the dwellings proposed as part of this DA).</p>	<p>Yes.</p>
<p>Land Use Principles</p> <p>Locate active uses at ground floor, throughout the Town Centre, in particular fronting the Main Street, Town Square and areas of open space.</p>	<p>The overall development incorporates ground floor activated retail areas below the proposal, with direct access to these tenancies without travelling through the larger shopping centre.</p>	<p>Yes.</p>
<p>Land Use Principles</p> <p>Incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre.</p>	<p>These uses are planned to be delivered throughout the Town Centre, particularly in adjacent approved commercial buildings.</p>	<p>Yes.</p>
<p>3.4 Views and Vistas</p> <p>The Oran Park Town Centre Structure Plan has been designed to emphasise sight lines to local landscape features, places of key cultural significance, future civic buildings and public open space.</p> <p>Detailed development of the Town Centre is to acknowledge views and vistas contained in Figure 59</p>	<p>The proposed building has been designed to achieve required setbacks and ensure the built form will not impact sight lines to key public buildings or spaces.</p> <p>The proposal maintains view lines identified in Figure 59.</p>	<p>Yes.</p>

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<p>3.5 Interaction with Surrounding Land Uses</p> <p>The Oran Park Town Centre Structure plan has been designed to respond to planned surrounding land uses including residential, educational, open space and commercial development outcomes.</p> <p>Detailed design of the Town Centre should take into consideration proposed adjoining land uses and ensure provision for a high level of pedestrian connectivity between the Town Centre and the surrounding development.</p>	<p>An entry foyer has been created for the residential tower that opens to the town park.</p>	<p>Yes.</p>
<p>4.1 Vehicle Movement Network</p> <p>The street network is to be provided generally in accordance with Figure 60.</p>	<p>No further vehicular movement network is proposed.</p>	<p>NA.</p>
<p>4.2 Pedestrian and Cycle Movement</p> <p>Continuous weather protection for pedestrians is to be provided in key locations by colonnades or awnings.</p>	<p>The approved building design includes ground level weather protection through a cantilevered awning along the Main Street facade where pedestrian access is provided.</p>	<p>Yes.</p>
<p>4.2 Pedestrian and Cycle Movement</p> <p>Bike parking facilities should be provided at key locations on streets within the Town Centre. No dedicated bike path is required along Main Street.</p>	<p>Bicycle parking is provided within the car parking areas. Dedicated motorcycle and bicycle spaces are provided within the various parts of the commercial portion of the car park.</p>	<p>Yes.</p>
<p>4.4 Public Transport</p> <p>Bus stops are to be provided generally in accordance with Figure 66.</p>	<p>An existing bus transit stop is situated within walking distance on Oran Park Drive.</p>	<p>Yes.</p>
<p>5.1 Public Domain</p> <p>Public domain areas are to be designed and located generally in accordance with Figure 67. The design of public domain areas shall take into consideration the Public Domain Manual adopted by Camden Council (Attachment A).</p>	<p>There are no public domain areas incorporated in this proposal.</p>	<p>Yes.</p>

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<p>5.2 Water Sensitive Urban Design Requirements (WSUD)</p> <p>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, 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 & quantity), the minimising of potable water use & wastewater generation and water recycling strategies.</p>	<p>A detailed stormwater and water quality report prepared by Van der Meer Consulting was considered as part of DA/2018/1223/1. The report confirms that the proposal will achieve all relevant stormwater and water quality targets with no additional hardstand area proposed.</p>	<p>Yes.</p>
<p>5.3 Street Trees</p> <p>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).</p>	<p>A detailed landscape plan has been prepared for the public domain areas under DA/2018/1223/1 with no further public domain works proposed as part of this application.</p>	<p>NA.</p>
<p>7.1 Built Form Articulation</p> <p>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.</p>	<p>The built form demonstrates articulation to the building facades which highlight the main entrance areas and responds to environmental conditions. It is noted that this is generally achieved through the elements of the development that are already approved such as building entries.</p>	<p>Yes.</p>
<p>7.2 Architectural Character</p> <p>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.</p>	<p>The building has been designed to align with street edges and provides articulation to the façade which emphasises corner elements, in particular the location of the proposed prominent built form.</p>	<p>Yes.</p>
<p>7.2 Architectural Character</p> <p>Corners are to be visually prominent and may be reinforced by one and two story verandas / balconies which turn the corner in a traditional manner.</p>	<p>The proposed residential tower will positively contribute to site by creating a visually prominent corner through height.</p>	<p>Yes.</p>

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7.2 Architectural Character 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.	The building interface with the public domain has generally been considered and approved under DA/2018/1223/1. The proposal has been stepped back from the main façade in order to minimize the scale of the building from the approved Main Street.	Yes.
7.2 Architectural Character 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	The building façade and structure has been designed to accentuate the entry foyers on the Main Street and provide articulation to the building form.	Yes.
7.2 Architectural Character Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form.	The building façade incorporates a variety of colours and materials to provide a vibrant and attractive streetscape presentation.	Yes.
7.2 Architectural Character 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.	The proposal incorporates a variety of finishes and materials which achieve compliance with this clause.	Yes.
7.3 Building Envelopes / Bulk & Scale Building heights are to be in accordance with the Building Envelope Plan shown in Figure 69A. The site is shown as being capable of having 4 floors along Main Street, 5 floors along the calmed street, 4 floors along Central Avenue and 2 floors within the site.	The overall development consists of building elements of various heights ranging from single storey to the proposed twelve (12) storey element.	No, see discussion in main body of report.
7.3 Building Envelopes / Bulk & Scale Prominent street corners should be reinforced in a visual context through concentrating building height and built form.	The building occupies a site that includes prominent street corners, however, the existing building site has addressed those corners. The primary corner being the intersection of Peter Brock Drive and Oran Park Drive has a clock tower with flags to extenuate this part of the building.	Yes.
7.3 Building Envelopes / Bulk & Scale Buildings are to be designed to ensure a human scale is maintained at street level.	The building entrances and built form features have been designed to achieve a human scale.	Yes.

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<p>7.3 Building Envelopes / Bulk & Scale Minimum ceiling heights are detailed in in the table below. For the purposes of this control 'ceiling height' is measured internally from finished floor level to ceiling level.</p> <ul style="list-style-type: none"> - Ground floor – 3m - All other retails or commercial floors – 2.7m - All residential floors = 2.7m 	<p>Minimum Ground Floor Height = Not applicable Minimum Residential Floor Height = 2.7m</p>	<p>Yes.</p>
<p>7.4 Quality of Indoor Environment Refer to indoor environment controls provided in Attachment B. These controls are required to be assessed as part of the Sustainability Assessment.</p>	<p>The proposal has demonstrated that it is able to comply with these controls.</p>	<p>Yes.</p>
<p>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.</p>	<p>Weather protection has been provided for the building itself at entrances and key areas.</p> <p>The approved podium development also incorporates an awning linking the Town park through to the existing shopping centre.</p>	<p>Yes.</p>
<p>7.6 Setbacks Building setbacks are to be provided in accordance with the Setbacks Plan</p>	<p>Building setbacks exceed the minimum setbacks specified under the DCP.</p> <p>The built form setbacks have been designed with a step to the first floor ensuring human scale at the street.</p>	<p>Yes.</p>
<p>7.6 Setbacks 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.</p>	<p>The building has been designed to create attractive and active street walls.</p>	<p>Yes.</p>

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<p>7.7 Streetscape Activation</p> <p>Active frontage uses are defined as one of a combination of the following at street 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>The previous approval provided retail, shopfronts, glazed entries and potential cafes with future opportunity for outdoor dining.</p>	<p>Yes.</p>
<p>7.7 Streetscape Activation</p> <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>Ground floor retail suites provided.</p>	<p>Yes.</p>
<p>7.7 Streetscape Activation</p> <p>Active street fronts, built to the street alignment, are required on the ground level of all retail and commercial development.</p>	<p>The approved development provides active street fronts.</p>	<p>NA.</p>
<p>7.7 Streetscape Activation</p> <p>No external security shutters to be permitted.</p>	<p>No external security shutters are proposed.</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>Solar access diagrams demonstrate that the proposal maintains adequate solar access to streetscape areas.</p>	<p>Yes.</p>
<p>7.8 Solar Access</p> <p>Parks and plazas are to receive sunlight on a minimal of 50% of their site area between 11am and 2pm on June 21.</p>	<p>The proposal does not result in a reduction of solar access to the town park or calmed street.</p>	<p>Yes.</p>
<p>7.8 Solar Access</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>Solar access diagrams demonstrate that the proposal maintains adequate solar access to adjoining north-south streets (Central Avenue).</p>	<p>Yes.</p>

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7.8 Solar Access 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	Solar access diagrams demonstrate that the proposal maintains adequate solar access to adjoining east-west streets (Approved main street and Peter Brock Drive).	Yes.
8.1 Vehicle Parking and Storage Car parking dimensions are to be provided in accordance with relevant Australian Standards.	Car Parking and maneuvering areas are provided in accordance with relevant Australian Standards.	Yes.
8.1 Vehicle Parking and Storage Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts.	None proposed	Yes.
8.1 Vehicle Parking and Storage Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.	Basement car parking is approved under DA/2018/1223/1 and will be utilized by this proposal.	Yes.
8.1 Vehicle Parking and Storage 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.	Mechanical ventilation is provided to basement parking areas.	Yes.
8.1 Vehicle Parking and Storage The majority of car parking is to be provided under Town Centre buildings and on street to limit visual impact and maintain pedestrian amenity.	Car parking is generally provided within a basement under the approved building.	Yes.
8.1 Vehicle Parking and Storage Service vehicle access points should be consolidated where possible to limit the potential for conflict points.	Service vehicles have a separate access to the approved loading dock area on the southern side of the site.	Yes.

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<p>8.1 Vehicle Parking and Storage</p> <p>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:</p> <ul style="list-style-type: none"> • Non-residential development = 1 space per 750m² of gross leasable floor area • residential development = 1 space per 4 apartments. 	<p>Non Residential Building = 32,679sqm. Required bicycle spaces = 44</p> <p>The approved car parking area includes a total of 44 bicycle storage spaces at ground level.</p> <p>Residential Building (total approved and proposed) = 142 units Required bicycle spaces = 35.5</p> <p>The approved parking area includes 37 bicycle spaces in basement 2 of the building, exceeding the DCP requirements.</p>	<p>Yes.</p>
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