

Table of Compliance with Numerical Standards

Table of compliance with the numerical standards (as found under Appendix 3 of Chapter 7 of Council's Residential DCP - Part C):

Standard and DCP Reference		Provided in Proposal	Complies
7.5.1	<p>Development Site Parameters:</p> <p>Width, Depth and Area</p> <p>Minimum dimensions: 30m x 30m</p> <p>Minimum area: 1,000 sq.m.</p>	<p>Site minimum dimensions: Approximately 110m wide x 115m deep</p> <p>Site Area: 1.358 hectares</p>	Yes
7.5.2	<p>Maximum Height:</p> <p>3 storeys adjacent to Residential 2(a) zoned areas – 12m in height</p> <p>4 storeys – 16m in height</p> <p>Favourable consideration for 5 storeys on sites exceeding 5,000sq.m</p>	<p>2 storeys immediately adjacent to Residential 2(a) zoned land to the west, and 3 storeys fronting Clonmore Street.</p> <p>Site is 1.358 hectares in area. Therefore consideration can be given to the 5 storey elements.</p> <p>NB. Overall height, including height of the 5 storey elements, is 15.7m. This is less than what is permitted for a 4 storey development.</p>	Yes
7.5.3	<p>Minimum Setbacks:</p> <p>Rear and side – 6m</p> <p>Front – 9m</p>	<p>Rear and side setbacks: 6m</p> <p>9m front setback to Clonmore Street</p> <p>A zero front setback is proposed to the commercial/retail tenancies fronting Merriville Road, in accordance with the Business Zones DCP. The residential units at the 2nd level also have a zero setback to Merriville Road.</p> <p>The upper storeys (levels 3-5) comply with the DCP, with a front building setback of</p>	<p>No</p> <p>Note: While the 2nd level fronting Merriville Rd does not strictly comply with the front setback requirements, it is believed that the zero setback is appropriate given the site is zoned for business purposes. The zero setback at the 2nd level, also provides the development with a</p>

		approximately 10m.	defined base.
7.5.4	<p>Minimum Common Open Space Provision:</p> <p>30sq.m – 1 bedroom unit</p> <p>40sq.m – 2 bedroom unit</p> <p>55sq.m – 3 bedroom unit</p> <p>Max. 30% on complying balconies, terraces or ground level courtyards.</p> <p>Max. 30% on roof</p> <p>Min. 40% on ground (or 70% if no rooftop common open space)</p>	<p>41 x 1 bed + 129 x 2 bed + 28 x 3 bed = 7,930sq.m of common open space.</p> <p>The proposal provides:</p> <p>3,316sq.m at ground floor level (Note: Exceeds the minimum 3,172sq.m)</p> <p>4,968sq.m of private balcony/terrace area. Maximum 30% = 2,379sq.m</p> <p>3,687m² of roof top open space. Maximum 30% = 2,379sq.m</p> <p>Total common open space: 3,316sq.m + 2,379sq.m + 2,379sq.m = 8,074sq.m</p> <p>Therefore <u>exceeds DCP</u> requirement by 144sq.m.</p>	Yes
7.5.5	<p>Separation Between Buildings:</p> <p>12m between habitable rooms and balconies</p>	<p>The separation between the <u>external</u> walls, of each building block, complies with this requirement. Minor variations to the 12m distance separation requirement are to non-habitable rooms.</p> <p>The distance between the <u>internal</u> courtyard walls are:</p> <p>Block A & D: Range from over 12m to approximately 10m.</p>	<p>No</p> <p>Note: While the <u>internal</u> separation does not strictly comply with the DCP, the non-compliances are all internal to the development site and are point encroachments only. The point encroachments do not compromise the amenity of the units as the non-compliances are typically where opposing rooms are non-habitable or where stairwells are located opposite each other. Landscape planter boxes have</p>

	<p>3hrs mid-winter</p> <p>Min 70% of units 3hrs mid-winter</p>	<p>level. 50% = 1,658sq.m. The shadow diagrams indicate that the development does not comply.</p> <p>72% of the units will receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>of the <u>overall</u> common open space on site achieves adequate solar access for extended periods of the day and as such, will provide future residents with useable on-site recreation areas.</p> <p>Yes</p>
7.7.7	<p>Natural Ventilation:</p> <p>Min 60% cross ventilation</p>	<p>94% of the units achieve the natural cross-flow ventilation requirements.</p>	<p>Yes</p>
7.7.12	<p>Laundry Facilities:</p> <p>7.5m of external clothes drying line or mechanical drying appliances within the dwelling units</p>	<p>Internal laundry facilities with mechanical drying appliances are proposed within each unit.</p>	<p>Yes</p>