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	Development Site Parameters: Width, Depth and Area Minimum dimensions: 30m x 30m Minimum area: 1,000 sq.m.	Site minimum dimensions: Approximately 110m wide x 115m deep Site Area: 1.358 hectares	Yes
7.5.2	Maximum Height: 3 storeys adjacent to Residential 2(a) zoned areas – 12m in height 4 storeys – 16m in height Favourable consideration for 5 storeys on sites exceeding 5,000sq.m	2 storeys immediately adjacent to Residential 2(a) zoned land to the west, and 3 storeys fronting Clonmore Street. Site is 1.358 hectares in area. Therefore consideration can be given to the 5 storey elements. 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.	Yes
7.5.3	Minimum Setbacks: Rear and side – 6m Front – 9m	Rear and side setbacks: 6m 9m front setback to Clonmore Street 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 2 nd level also have a zero setback to Merriville Road. The upper storeys (levels 3-5) comply with the DCP, with a front building setback of	No Note: While the 2 nd 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 2 nd level, also provides the development with a

		approximately 10m.	defined base.
7.5.4	Minimum Common Open Space Provision: 30sq.m – 1 bedroom unit 40sq.m – 2 bedroom unit 55sq.m – 3 bedroom unit Max. 30% on complying balconies, terraces or ground level courtyards. Max. 30% on roof Min. 40% on ground (or 70% if no rooftop common open space)	41 x 1 bed + 129 x 2 bed + 28 x 3 bed = 7,930sq.m of common open space. The proposal provides: 3,316sq.m at ground floor level (Note: Exceeds the minimum 3,172sq.m) 4,968sq.m of private balcony/ terrace area. Maximum 30% = 2,379sq.m 3,687m2 of roof top open space. Maximum 30% = 2,379sq.m Total common open space: 3,316sq.m + 2,379sq.m + 2,379sq.m = 8,074sq.m Therefore <u>exceeds DCP</u> requirement by 144sq.m.	Yes
7.5.5	Separation Between Buildings: 12m between habitable rooms and balconies	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. The distance between the <u>internal</u> courtyard walls are: Block A & D: Range from over 12m to approximately 10m.	No Note: While the internal 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

			been provided to
			been provided to address any potential
			privacy impact.
7.6.5	Parking Provision:		
	1 vehicle space/dwelling	41 x 1 bed = 41 cars	Yes
	1 additional space per 3 bedroom dwelling	129 x 2 bed = 129 cars	
		28 x 3 bed = 56 cars	
	1 visitor space/2.5 dwellings	Visitors for 198 units = 80	
		TOTAL = 226 residential spaces and 80 visitor spaces. The development complies.	
7.6.12	Minimum Provision of		
	Disabled Units: 1 accessible unit or 10%	20 units required to be accessible.	Yes
	(whichever is greater)	26 units (i.e. 13 %) provided.	
7.7.3	Minimum Floor to Ceiling Dimensions:		
	Habitable rooms and corridors – 2.7m Non-habitable rooms – 2.4m	2.7m to habitable rooms and 2.4 m to non-habitable in accordance with the BCA.	Yes
7.7.5	Minimum Balcony Dimensions (if included in open space calculations) – 3m x 2.5m	The majority of the balconies provided with dimensions of 2.5m x 3m.	Yes
		All of the balconies comply with the SEPP65 requirement of a minimum 2m dimension.	
		Only balconies measuring at least 2.5m x 3m are included in common open space calculations.	
7.7.6	Solar access and overshadowing:		
	Min 50% of neighbouring properties open space to receive minimum 2 hours in mid-winter	No adverse shadow impacts on any adjoining property. Shadows predominantly fall towards Merriville Road.	Yes
	Min 50% common open space at ground level to receive	The proposed development provides 3,316sq.m of common open space at the ground floor	No
			Note: More than 50%

	3hrs mid-winter	level. 50% = 1,658sq.m. The shadow diagrams indicate that the development does not comply.	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.
	Min 70% of units 3hrs mid- winter	72% of the units will receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.	Yes
7.7.7	Natural Ventilation: Min 60% cross ventilation	94% of the units achieve the natural cross-flow ventilation requirements.	Yes
7.7.12	Laundry Facilities: 7.5m of external clothes drying line or mechanical drying appliances within the dwelling units	Internal laundry facilities with mechanical drying appliances are proposed within each unit.	Yes