

## Compliance Table – BDCP Part C

Control	Requirement	Proposal	Compliance
<b>Residential Flat Buildings</b>			
<ul style="list-style-type: none"> <li>Site frontage</li> </ul>	<ul style="list-style-type: none"> <li>Minimum 30 metres</li> </ul>	<ul style="list-style-type: none"> <li>48.65m to Mount Street</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>Site Depth</li> </ul>	<ul style="list-style-type: none"> <li>Minimum 30 metres</li> </ul>	<ul style="list-style-type: none"> <li>34.57m to Ayres Grove</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>Height within 2(c) zone</li> </ul>	<ul style="list-style-type: none"> <li>4 storey, 16 metres</li> <li>3 storey if site adjoins a 2(a) zone</li> </ul>	<ul style="list-style-type: none"> <li>NA, the site is located within a 3(a) zone</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Setbacks</li> </ul>	<ul style="list-style-type: none"> <li>Front setback – 9m for 3 or more storeys</li> <li>7.5m for 1-2 storey</li> <li>Side and rear setbacks – 6 metres</li> <li>Balconies can project into the setback by 1 metre</li> </ul>	<ul style="list-style-type: none"> <li>NA, the site is located within a 3(a) zone</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Common open space</li> </ul>	<ul style="list-style-type: none"> <li>30 sq.m for each 1 bedroom unit</li> <li>40 sq.m for each 2 bedroom unit</li> <li>55 sq.m for each 3 or more bedroom unit</li> </ul>	<ul style="list-style-type: none"> <li>2,390 sq.m required, only 498 sq.m provided at podium level plus 189 sq.m (being 30% of allowable balcony areas)- the development provides 687 sq.m of Common Open Space.</li> </ul>	<ul style="list-style-type: none"> <li>NO, whilst the proposal fails to comply with this control, Part D - BDCP 2006 indicates that a minimum of 42% of the total COS is to be provided. Therefore a total of 1,003 sq.m is required. However proposal provides only 29% and is therefore short 316 sq.m or 13%.</li> <li>It is considered appropriate that additional COS be provided at podium level by deleting units 8 and 9, and an equipped gymnasium and furnished common room be provided over this area. This will increase the COS by 220 sq.m to a total of 907 sq.m or 38% compliance. The remaining 4% variation to the 42% rule will be satisfied by embellishment works in the gym and</li> </ul>

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			<p>common room.</p> <ul style="list-style-type: none"> <li>This is considered a satisfactory response to the controls and these amendments will be <b>conditioned</b> accordingly in any consent issued.</li> </ul>
<ul style="list-style-type: none"> <li>Separation between buildings</li> </ul>	<ul style="list-style-type: none"> <li>12 metres</li> </ul>	<ul style="list-style-type: none"> <li>NA, single building proposed</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Car parking</li> </ul>	<ul style="list-style-type: none"> <li>1 covered space per dwelling plus 1 visitor space per 2.5 dwellings</li> <li>An additional space to be provided for 3 or more bedroom units</li> <li>Minimum dimensions for covered spaces - 3m x 6m</li> <li>Minimum dimensions for uncovered spaces – 2.5m x 5.2m</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>1 space per 1 or 2 bed</li> <li>spaces per 3 or more bed</li> <li>Visitor – 1 space per 2.5 dwelling</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>1 space per 40 sq.m</li> <li>Proposal requires:</li> <li>60 residential space,</li> <li>24 visitor spaces, and</li> <li>17 commercial spaces</li> </ul>	<ul style="list-style-type: none"> <li>Yes, a total of 105 car spaces are provided including:</li> <li>60 residential spaces</li> <li>24 visitor spaces</li> <li>21 commercial spaces</li> </ul>
<ul style="list-style-type: none"> <li>Accessway</li> </ul>	<ul style="list-style-type: none"> <li>The common accessway pavement shall be minimum 6 metres wide from the street to the building setback.</li> </ul>	<ul style="list-style-type: none"> <li>Driveway to the basement is 5.5 metres in width, and the driveway to the at grade car parking spaces is 4 metres</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>Podiums</li> </ul>	<ul style="list-style-type: none"> <li>Podiums over basement carparks shall not project more than 0.5m (otherwise will be considered a storey).</li> </ul>	<ul style="list-style-type: none"> <li>NA, the podium is located at level 1.</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Disabled access</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 10% of dwellings shall be designed for persons with a disability in accordance with AS1428.1.</li> </ul>	<ul style="list-style-type: none"> <li>6 dwellings have been designed as accessible units.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>

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<ul style="list-style-type: none"> <li>Unit mix</li> </ul>	<ul style="list-style-type: none"> <li>Developments shall provide a mix of 1, 2 or 3 bedroom units.</li> </ul>	<ul style="list-style-type: none"> <li>1 x 1 bedroom</li> <li>59 x 2 bedroom</li> </ul>	<ul style="list-style-type: none"> <li>Considered acceptable, the applicant has obtained information from local real estate agents who have advised there is little demand for 1 or 3 units, and the preferred unit is 2 bedrooms in this area.</li> </ul>
<ul style="list-style-type: none"> <li>Floor to ceiling heights (minimum requirements)</li> </ul>	<ul style="list-style-type: none"> <li>Habitable rooms and corridors – 2.7m</li> <li>Non habitable rooms – 2.4m</li> <li>Second storey of 2 storey units – 2.4m</li> <li>Attic spaces – 1.5m</li> </ul>	<ul style="list-style-type: none"> <li>Minimum 3 metres provided</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>Passenger lift access</li> </ul>	<ul style="list-style-type: none"> <li>A passenger lift is required for 4 levels above ground with no basement or 3 levels above ground with basement parking</li> </ul>	<ul style="list-style-type: none"> <li>Passenger lift provided</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>Balconies</li> </ul>	<ul style="list-style-type: none"> <li>Min 2.5m x 3m in dimension</li> </ul>	<ul style="list-style-type: none"> <li>All balconies are a minimum of 2 metres in width</li> </ul>	<ul style="list-style-type: none"> <li>Yes, as the proposal achieves compliance with SEPP 65 requirements.</li> </ul>
<ul style="list-style-type: none"> <li>Solar access</li> </ul>	<ul style="list-style-type: none"> <li>50% of the principal area of ground level open space in adjacent properties shall not have their level of solar access reduced to less than 2 hours between 9am and 3pm on 21 June.</li> <li>Buildings within the proposal are designed to ensure that 50% of the common open space area of the proposed development at ground level receives a minimum of 3 hours between the hours of 9am and 3pm on 21 June.</li> <li>Living rooms and private open space areas for at least 70% of apartments must receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June.</li> </ul>	<ul style="list-style-type: none"> <li>Solar access is considered satisfactory to the units, a minimum of 70% of units receive a minimum of 3 hours between 9am and 3pm on 21 June, a minimum 50% of the common open space receives adequate solar access and the adjoining properties will not be adversely impacted by shadow as a result of this development.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>

Control	Requirement	Proposal	Compliance
<ul style="list-style-type: none"> <li>Natural Ventilation</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 60% of dwellings shall have natural ventilation</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 60% of dwellings are naturally ventilated.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>BASIX</li> </ul>	<ul style="list-style-type: none"> <li>Submission of a BASIX certificate</li> </ul>	<ul style="list-style-type: none"> <li>BASIC certificate has been submitted and is acceptable</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>Garbage room</li> </ul>	<ul style="list-style-type: none"> <li>The garbage room shall be of sufficient area to accommodate one 240 litre bin per unit</li> </ul>	<ul style="list-style-type: none"> <li>The garbage room is considered acceptable to accommodate the waste requirements, the applicant intends to utilise the services of a commercial contractor as such bulk bins are proposed.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<ul style="list-style-type: none"> <li>Laundry Facilities</li> </ul>	<ul style="list-style-type: none"> <li>A communal area between 20 sq.m for up to 10 units, plus 10 sq.m per 10 units to a maximum of 60 sq.m.</li> <li>Each unit to be provided with 7.5 sq.m of external drying area and a mechanical drying appliance in the unit.</li> </ul>	<ul style="list-style-type: none"> <li>A 60 sq.m area is provided for communal drying on level 1. All units have provision of an internal laundry with drying and washing facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>