

Table of Compliance with Numerical Standards

Table of compliance with the numerical standards (as found under Appendix 3 of Chapter 7 of the DCP):

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 dimensions: 77m wide x 149m deep</p> <p>Site area: 14,272 sq.m</p>	<p>Yes</p> <p>Yes</p>
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>3 storey buildings:</p> <p>Building A: maximum height 11.4m Buildings E, F & G: Ridge height varies from 7.7m (Building G) to 11.9m (Building F).</p> <p>5 Storey buildings:</p> <p>Building B: max ridge height 16.9m Building C: max ridge height 16.0m Building D: max ridge height: 17.5m</p>	<p>Yes</p> <p>Generally complies with 2 minor point encroachments. Refer to Section 7.3(e) of the report for further details.</p>
7.5.3	<p>Minimum Setbacks:</p> <p>Front – 9m (given 3 storey buildings front Myrtle Street)</p> <p>Rear and side – 6m</p>	<p>Front setback:</p> <p>Building A: 9.0m-13.1m Building G: 9.0m-10.8m. One open balcony extends into the setback zone by 1.0m which is permissible under the DCP.</p> <p>Side setbacks: (East)</p> <p>Ground and First Floor: 6.0m Second Floor: 9.5m</p> <p>Side setbacks: (West)</p> <p>Generally 6.0m Open balconies to Buildings B, C and D extend into the setback zone by 0.52m and open balconies to Building A extend into setback zone by 1m. This is permissible under the DCP.</p> <p>Rear Setback:</p> <p>Building E: 2.9m-8.3m setback to rear boundary (but 43-56m to adjacent residential boundaries) Building D: 3.4m-12.7m setback</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Variation is considered worthy of support, given the generous setback to</p>

		to rear boundary, (43.6m to adjacent residential boundaries)	other residential properties.										
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>Required: 6,535 m2</p> <p>Provided:</p> <p>Ground* 70% = 5,775m2</p> <p>Balconies 30% = 1960 m2</p> <p>Rooftop 0% = 0 m2</p> <p>Total = 7,735 m2</p> <p>* includes Lot 43 permissible allowance of 1,018m2 as per the Court order</p>	Yes										
7.5.5	<p>Separation Between Buildings:</p> <p>12m between habitable rooms and balconies</p>	<p>18.48m -18.63 min building separation between Buildings A, B, C and D (balconies to balconies).</p> <p>12m building separation between Buildings E, F and G</p> <p>15.95-17.9m building separation between eastern ends of the 5 storey Buildings B, C and D and Buildings E, F and G (balconies to balconies)</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>										
7.6.5	<p>Parking Provision:</p> <p>1 vehicle space/dwelling</p> <p>1 additional space per 3 bedroom dwelling</p> <p>1 visitor space/2.5 dwellings</p>	<table> <tr> <td>29 x 1 bed</td> <td>29 cars</td> </tr> <tr> <td>110 x 2 bed</td> <td>110 cars</td> </tr> <tr> <td>23 x 3 bed</td> <td>46 cars</td> </tr> <tr> <td>Visitors for 162</td> <td><u>65 cars</u></td> </tr> <tr> <td>TOTAL</td> <td>250 cars</td> </tr> </table> <p>The development provides 250 car spaces</p>	29 x 1 bed	29 cars	110 x 2 bed	110 cars	23 x 3 bed	46 cars	Visitors for 162	<u>65 cars</u>	TOTAL	250 cars	Yes
29 x 1 bed	29 cars												
110 x 2 bed	110 cars												
23 x 3 bed	46 cars												
Visitors for 162	<u>65 cars</u>												
TOTAL	250 cars												
7.6.12	<p>Minimum Provision of Disabled Units:</p> <p>1 accessible unit or 10% (whichever is greater)</p>	16 units provided = 10%	Yes										
7.7.3	<p>Minimum Floor to Ceiling Dimensions:</p> <p>Habitable rooms and corridors – 2.7m</p> <p>Non-habitable rooms – 2.4m</p> <p>Second storey of 2 storey units</p>	<p>Habitable Rooms = 2.7m</p> <p>Corridors = 2.7m</p> <p>Non Habitable rooms = 2.4m</p> <p>Second storey of townhouse type units = 2.4m min</p>	Yes										

	2.4m		
7.7.5	Minimum Balcony Dimensions (if included in open space calculations) – 3m x 2.5m	Generally exceeds 3m x 2.5m. Two unit types have balconies less than 2.5m wide but these have not been included in the open space calculation	Yes
7.7.6	Solar access and overshadowing: Min 50% common open space to receive 3hrs mid-winter Min 70% of units 3hrs mid-winter	Required: 3267m2 Provided: 5,027m2 Provided: 119 units = 73%	Yes
7.7.7	Natural Ventilation: Min 60% cross ventilation	Required: 97 units Provided: 108 units (i.e. 67%)	Yes
7.7.12	Laundry Facilities: 7.5m of external clothes drying line or mechanical drying appliances within the dwelling units	Each unit provided with a laundry within the unit of adequate space for mechanical drying appliances	Yes