

Attachment 6: Wollongong Development Control Plan (WDCP) 2009 Merit Assessment – Chapter B1 Residential Development and C3 Boarding Houses

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

<i>Control</i>	<i>Comment</i>	<i>Reasonable Compliance</i>
<u>4. General Residential Controls</u>		
4.12 Fire Brigade Servicing	Draft conditions 7 and 54 are recommended with regard to fire brigade servicing, namely that a hydrant be provided in accordance with AS2419 (2005) and any requirements of the NSW Rural Fire Service and/or NSW Fire Brigades.	Yes
4.13 Services Applicants shall contact service authorities early in the planning stage to determine their requirements regarding conduits, contributions, layout plans, substations and other relevant details.	All required services are available at the site and are expected to be capable of augmentation to meet the needs of the development. Referrals have also been undertaken as part of the development assessment process to the relevant external authorities including Endeavour Energy and Sydney Water, with no objections to the development being identified in either instance.	Yes
4.15 View Sharing	The proposed development is not envisaged to result in unreasonable view loss from any surrounding property. The submission of a visual impact assessment was not considered necessary in this instance.	N/A
4.16 Retaining Walls	A number of retaining walls are identified on the submitted Landscape Concept Plan. Draft conditions 55 and 116 are recommended in this regard.	Yes
4.18 Development near railway corridors and major roads. (Noise and Vibration)	The development site is not located in adjacent to any railway corridors or classified roads. ISEPP has been considered at Section 3.1.2 of the report as relates to Traffic Generating Development.	N/A
<u>6. Residential Flat Buildings</u>		
6.1 General		
<ul style="list-style-type: none"> Development of Residential Flat Buildings is guided through SEPP 65 Design Quality of Residential Flat Development see Attachment 4 		
6.2 Minimum Site Width The WLEP 2009 requires a minimum site width of 24 metres is required for residential apartment buildings.	The development site has a minimum width of more than 24m.	Yes
6.3 Front setbacks For residential flat buildings the following setback requirements apply from the front property boundary to the front façade of the building:	Northfields Avenue is considered to be the primary frontage for the development. A minimum front setback of 5.945m is proposed which is considered acceptable. This area is for a small portion of the building	Yes

<p>a) The same distance as one or other of the adjoining buildings, provided the difference between the setbacks of the two adjoining dwellings is less than 2.0m.</p> <p>b) The average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2.0m.</p> <p>c) A minimum front setback of 6m applies to residential apartment buildings where calculations of a) or b) result in a front setback of less than 6m.</p>	<p>only, with the majority of the building setback more than 17m.</p> <p>Graduate House buildings to the east have a minimum setback of approximately 5.5m from the front property boundary.</p> <p>The proposed setback is not considered to be inconsistent with the objectives of the clause and is considered to be consistent with the context and character of the area.</p>									
<p>6.4 Side and Rear Setbacks/Building Separation</p> <table border="1" data-bbox="197 507 972 750"> <thead> <tr> <th colspan="2" data-bbox="197 507 972 558">Side and Rear Setbacks Residential Apartment Buildings</th> </tr> <tr> <th data-bbox="197 558 488 603">Building Height</th> <th data-bbox="488 558 972 603">Minimum Side and Rear Setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="197 603 488 683">Buildings of 5 to 8 storeys (up to 25 metres)</td> <td data-bbox="488 603 972 683">9 metres where a habitable room/balcony faces an adjacent property</td> </tr> <tr> <td></td> <td data-bbox="488 683 972 750">4.5 metres where a non-habitable room/blank wall faces an adjacent property</td> </tr> </tbody> </table>	Side and Rear Setbacks Residential Apartment Buildings		Building Height	Minimum Side and Rear Setback	Buildings of 5 to 8 storeys (up to 25 metres)	9 metres where a habitable room/balcony faces an adjacent property		4.5 metres where a non-habitable room/blank wall faces an adjacent property	<p>The proposed building is located more than 45m to Graduate House to the east (also residential flat buildings) and 14m to the western boundary which adjoins the Botanic Gardens. The setback to Madoline Street is a minimum of 33m. The proposed separation is considered to assist, in conjunction with the gradient of the land, in mitigating the potential for amenity, privacy and/or acoustic impacts on adjoining properties.</p>	Yes
Side and Rear Setbacks Residential Apartment Buildings										
Building Height	Minimum Side and Rear Setback									
Buildings of 5 to 8 storeys (up to 25 metres)	9 metres where a habitable room/balcony faces an adjacent property									
	4.5 metres where a non-habitable room/blank wall faces an adjacent property									
<p>6.5 Built Form</p> <ol style="list-style-type: none"> All residential flat buildings must be designed by a qualified designer in accordance with <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</i>. A Design Verification Statement must accompany the Development Application. The design, height and siting of the development must respond to its context, being both the natural and built features of an area. The Site and Context Analysis must be utilised as the process by which the opportunities and constraints of the site are identified and the character of a local area defined. The appearance of new development must be in harmony with the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. This character is created by elements such as building height, setbacks, architectural style, window treatment and placement, materials and landscaping. The following elements must be incorporated into the building 	<p>A design verification statement certifying that the proposal was designed by a qualified designer in accordance with the requirements of SEPP No. 65 was submitted with the development application.</p> <p>The design, height and siting of the development is considered to respond to the context of the University site and the surrounding area. A site and context analysis was submitted with the development application and is considered appropriate.</p> <p>The appearance of the development is consistent with other recent development at the University site. The development is appropriately setback from nearby residential properties and is not expected to result in unreasonable impacts in terms of noise, privacy or overshadowing. The architectural style of the proposal is consistent with other recent student accommodation developments at the University. A large proportion of landscaped area is proposed to be retained between the development site and adjoining dwellings to the south.</p> <p>A base middle and top of the development are clearly defined.</p>	Yes								

<p>design:</p> <ul style="list-style-type: none"> a) Define a base, middle and top related to the overall proportion of the building. b) Articulate all building elevations in both plan and section to reduce monotonous flat facades. c) Highly reflective finishes and curtain wall glazing are not permitted above ground level. d) Avoid expanses of any single material. e) Utilise high quality and durable materials and finishes. f) Avoid blank or solid walls and the use of dark or obscured glass on street frontages. g) Air conditioning units must be screened and not be visible from the street. h) For those dwellings adjacent to the street frontage, the habitable rooms must face the street. i) The main pedestrian entrance or a foyer must be 1.2m or less above natural ground level. j) Entrances must be visible at eye level from the street and well lit. Ensure entrances can accommodate the movement of furniture. 	<p>The building elevations are articulated.</p> <p>The materials proposed to be used are not considered to be reflective. The design does not include expanses of a single material. Materials proposed are considered to be of a high standard. No blank or solid walls are proposed on the front façade.</p> <p>Air conditioning units are expected to be located within the plant rooms on the lower ground floor. A number of units have been designed to overlook Northfields Avenue. The entry foyer is approximately 1.2m above the existing ground level. Stairs and compliant disabled ramps are proposed to ensure that access is available for all future residents. Draft conditions 33-35 inclusive have been recommended with regard to the lighting of the entrance and access control.</p> <p>The proposed built form is not considered to be inconsistent with the provisions of this clause.</p>	
<p>6.6 Visual Privacy</p> <ul style="list-style-type: none"> 1. New buildings should be sited and oriented to maximise visual privacy between buildings through compliance with minimum front, side and rear setback / building separation requirements. 2. The internal layout of buildings should be designed to minimise any direct overlooking impacts occurring upon habitable rooms and private balcony / open space courtyards, wherever possible by separating communal open space and public domain areas from windows of rooms, particularly sleeping room and living room areas. 	<p>The proposed building is considered to be appropriately designed and sited with regard to visual privacy. The proposal is compliant with setback controls as discussed above and is not envisaged to result in unreasonable overlooking to nearby dwellings particularly to the south toward Madoline Street.</p> <p>No habitable rooms of adjoining developments are located within 50m of the proposed development.</p>	Yes

<p>6.7 Acoustic Privacy</p> <ol style="list-style-type: none"> 1. Residential apartments and / or serviced apartments should be arranged in a building, to minimise noise transition between apartments by: <ol style="list-style-type: none"> a) Locating busy, noisy areas next to each other and quieter areas, next to other quieter areas (eg living rooms with living rooms and bedrooms with bedrooms); b) Using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; and c) Minimising the amount of party (shared) walls with other apartments. 2. All residential apartments and / or serviced apartments within a building should be designed and constructed with double-glazed windows and / or laminated windows, solid walls, sealing of air gaps around doors and windows as well as appropriate insulating building elements for doors, walls, roofs and ceilings etc; to provide satisfactory acoustic privacy and amenity levels for occupants within the residential and / or serviced apartment(s). 3. Appropriate sound attenuation measures should be considered between each floor in the development, to minimise potential sound transmission into any residential apartment below. 4. The Statement of Environmental Effects (SEE) may include an acoustical impact assessment study which outlines alternative acoustic treatment measures for residential apartment(s) and / or serviced apartment(s) in the development. The acoustic impact assessment study must be carried out by a suitably qualified and experienced acoustic consultant (ie a person who is a Member of the Australian Acoustical Society, the Institution of Engineers or the Association of Australian Acoustical Consultants). 	<p>The building is considered to be adequately separated from surrounding uses.</p> <p>An Acoustic Report formed part of the application submission. The Noise Impact Assessment Report prepared by Acoustic Logic dated 29 October 2014 has determined background noise as per the NSW EPA guidelines and various criteria were considered such as for construction noise, internal living spaces and machinery and equipment on buildings. The report has recommended appropriate glazing for the building to comply with internal living space noise criteria and construction noise and vibration management.</p> <p>Councils Environment Officer has reviewed the proposal and the submitted Acoustic Report and provided a satisfactory referral response subject to conditions. Draft condition 77 is recommended to ensure that the recommendations of the report are implemented.</p>	<p>Yes</p>
<p>6.8 Car Parking Requirements Refer to E3 Car Parking, Access, Servicing/Loading Facilities and Traffic Management.</p>	<p>See discussion at section 3.3.1 of the report.</p>	<p>Considered acceptable in the circumstances</p>
<p>6.9 Basement Car Parking</p>	<p>No basement car parking is proposed as part of this development application</p>	<p>N/A</p>

<p>6.10 Access Requirements</p> <ol style="list-style-type: none"> 1. The development proposal must provide access to the site which is compliant with the following controls: <ol style="list-style-type: none"> a) Provide driveways to parking areas from lanes and secondary streets rather than the primary street, wherever practical. b) Locate driveways taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees. c) All driveways must be located a minimum of 6 metres from the perpendicular of any intersection of any two roads. d) Any driveway servicing a residential development is to be setback a minimum of 1.5m from any side property boundary. e) Driveways are to be a maximum of 6m in width. f) The design of driveway crossovers must be in accordance with council's standard vehicle entrance designs. 2. All vehicles within a residential apartment building must provide vehicular manoeuvring areas to all parking spaces so vehicles do not need to make more than a single point turn to leave the site in a forward direction. 	<p>Vehicular access is proposed off Madoline Street which is considered acceptable in this instance.</p> <p>The proposed driveway location does not appear to be in conflict with services within the road reserve and is more than 6m from the intersection of Madoline Street and Sidney Street.</p> <p>The driveway crossover will be required to be constructed in accordance with Councils entrance designs and AS requirements.</p> <p>Vehicular manoeuvring within the car parking area is considered appropriate.</p> <p>Councils Traffic Officer has assessed the proposal against the provisions of this clause and Chapter E3 of the WDCP2009 and provided a conditionally satisfactory referral response. Further comments in this regard are provided at section 3.3.1 of the report.</p>	<p>Yes</p>
<p>6.11 Landscaping Requirements</p> <ol style="list-style-type: none"> 1. A minimum of 30% of the total site area must be provided as landscaped area. Landscaped area is defined as 'is any part of the site which is not occupied by any building, basement or hard surface such as driveways, parking areas or paved areas of courtyards, decks, balconies or terraces. 2. Any landscaped or grassed areas within the front setback area will be included in the landscaped area calculations. Landscaping in this area must be in context with the scale and height of the residential flat building. 	<p>More than 30% of the total site area will be maintained as landscaped area.</p> <p>The landscaping and tree retention proposed are considered to be in the context of the scale and height of the building.</p> <p>Councils Landscape Officer has assessed the proposal in this regard and provided a conditionally satisfactory referral response.</p>	<p>Yes</p>
<p>6.12 Deep Soil Zone</p>	<p>The proposed development is located within the University's landholding which contains large areas of open space. Councils Landscape Officer has assessed the proposal in this regard and is satisfied.</p>	<p>Yes</p>
<p>6.13 Communal Open Space</p> <ol style="list-style-type: none"> 1. Developments with more than 10 dwellings must incorporate communal open space. The minimum size of this open space is to be calculated at 5m² per dwelling. Any area to be included in the communal open space calculations must have 	<p>A communal courtyard is proposed on the northern side of the building with a total area of approximately 610sqm. The communal open space area will receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21.</p>	<p>Considered acceptable in the circumstances</p>

<p>a minimum dimension of 5 metres.</p> <ol style="list-style-type: none"> 2. The communal open space must be easily accessible and within a reasonable distance from apartments, be integrated with site landscaping, allow for casual social interaction and be capable of accommodating recreational activities. 3. The communal open space area must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21. 	<p>While the courtyard is less than the 1,075sqm area required by this clause there are several areas in the immediate vicinity of the development which could be considered as communal open space areas including:</p> <ul style="list-style-type: none"> • More than 3000sqm of landscaped area is proposed to be retained to Madoline Street to the south of the proposed building. • Courtyard area to the north of the proposed building adjacent to Northfields Avenue – approx. 1000m² • Dense planting area to the north of the proposed car park – approx. 350m² <p>It should be noted that the university campus has been designed as an 'open campus' with numerous open space and courtyard areas spread throughout the campus which will be available for the use of the future occupants of the proposal.</p> <p>The proposal is not considered to be unreasonable with regard to the abovementioned control and is not inconsistent with the objectives of the clause. The proposal is considered to provide for a reasonable amount of communal open space when the University landholding is considered in its entirety.</p>	
<p>6.14 Private Open Space</p> <ol style="list-style-type: none"> 1. Private open space must be provided for each dwelling within a residential apartment building in the form of a balcony, courtyard, terrace and/or roof garden. 2. Private open space for each dwelling within a residential apartment building must comply with the following: <ol style="list-style-type: none"> a) The courtyard/terrace for the ground level dwellings must have a minimum area of 25m² and width of 2 metres. This area must be separated from boundaries by at least 1.5m with a vegetated landscaping bed and must not encroach upon deep soil zone landscaping areas. b) The primary private open area of at least 70% of the dwellings within a residential apartment building must receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21. c) Private open space areas (courtyards) must not extend forward of the front building setback by greater than 	<p>No ground level units are proposed</p> <p>POS areas in the form of balconies are proposed for all units.</p> <p>The balconies proposed do not meet the provisions of this clause. This has been discussed with the applicant who has advised that the design proposed is consistent with the design of other recent University student accommodation developments and has been developed in response to the brief provided by the University. In this regard, providing large balcony areas for each dwelling is undesirable as it provides a gathering space for people which can cause impacts to surrounding neighbours. The balconies proposed are an appropriate size to allow adequate outdoor furniture to cater for the needs of the future occupants.</p>	<p>Considered acceptable in the circumstances</p>

<p>900mm.</p> <p>d) Private open space should be sited in a location which provides privacy, solar access, and pleasing outlook and has a limited impact upon adjoining neighbours.</p> <p>e) Design private open spaces so that they act as direct extensions of the living areas of the dwellings they serve.</p> <p>3. Where private open space is provided in the form of a balcony, the following requirements must also be met:</p> <p>a) Avoid locating the primary balconies where they address side setbacks.</p> <p>b) The balcony must have a minimum area of 12m² open space and a minimum depth of 2.4 metres.</p> <p>c) The primary balcony of at least 70% of the dwellings within a multi dwelling housing development shall receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21.</p> <p>d) Balconies must be designed and positioned to ensure sufficient light can penetrate into the building at lower levels.</p>	<p>The proposal is not considered to be unreasonable with regard to the abovementioned control and is not inconsistent with the objectives of the clause. The proposal is considered to provide for a reasonable amount of private open space for each dwelling.</p>	
<p>6.15 Adaptable Housing</p> <p>1. Within a residential apartment building, 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes “preadaptation” design details to ensure visitability is achieved.</p> <p>2. Where possible, adaptable dwellings shall be located on the ground floor, for ease of access. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.</p> <p>3. 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>The development does not intend to provide 10% of adaptable units as required by this clause. 13 units, comprising double studio and 3 bedroom units, are proposed as adaptable units. An Access Consultants Report has been provided to Council which details that the building design is considered accessible and meets the requirements of this clause. All units are accessible via two lifts and ramps are proposed to provide compliant access to the site from Northfields Ave and the car parking area. Two disabled car parking spaces are proposed.</p>	<p>Considered acceptable in the circumstances</p>

6.16 Access for People with a Disability	See Chapter E1 discussion within the main report	Considered acceptable
6.17 Apartment Size and Layout Mix for Larger Residential Flat Building Developments <ol style="list-style-type: none"> 1. A mix of apartment sizes and layouts is required for larger residential apartment buildings involving ten (10) or more dwellings. This could include both variation in the number of bedrooms and gross floor areas of apartments, variety in the internal design or Incorporating single and two level apartments to accommodate various resident requirements. 2. The selection of the number of bedrooms within developments shall be determined having regard to the site's context, geographic location and anticipated market demands. For residential apartment buildings having ten (10) or more dwellings, a minimum of 10% of the apartments must be one bedroom and/or studio apartments, to provide for housing choice. 3. Ceiling heights of apartments must be selected to encourage the penetration of natural sunlight into all areas of the building. Provide the following minimum floor to ceiling heights, for residential flat buildings: <ol style="list-style-type: none"> a) 2.7m minimum for all habitable rooms on all floors; 	<p>A mix of single, double, studios, 2 bed and three bedroom dwellings are proposed which is considered to be a reasonable mix of apartment sizes. Apartment sizes and layouts have been based on market needs.</p> <p>The proposal complies with the minimum ceiling height controls as discussed within the Residential Flat Design Code.</p>	Yes
6.18 Solar Access <i>Solar Access into Residential Apartment Buildings</i> <ol style="list-style-type: none"> 1. Residential apartment buildings must aim to maximise their level of northern exposure to optimise the number of dwellings having a northern aspect. Where a northern aspect is available, the living spaces and balconies of such apartments must typically be orientated towards the north. 2. The development must maximise the number of apartments with a dual orientation. Single aspect, single storey apartments should preferably have a northerly or easterly aspect and a reduced depth to allow for access of natural light to all habitable spaces. 4. The living rooms and private open space of at least 70% of apartments should receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm. 5. The number of single aspect apartments with a southerly 	<p>The proposed layout and number of single aspect, south facing dwellings is non-compliant with the provisions of this clause.</p> <p>As such, solar access is not able to be provided to 70% of all dwellings as required by this Clause. This however is considered acceptable given the building typology and precedent set by other student accommodation developments.</p> <p>The proposal is not considered to be unreasonable with regard to the abovementioned control and is not inconsistent with the objectives of the clause. The proposal is considered to provide for reasonable solar access for the future occupants. It has also been noted by Councils Design Review Panel (See Attachment 2) that compliance with this control would be too arduous for the development to achieve.</p>	Considered acceptable in the circumstances

<p>aspect (south-westerly to south-easterly) is limited to a maximum of 10% of the total number of apartments proposed.</p> <p><i>Solar Access into Living Areas and Private Open Space Area of Adjoining Properties</i></p> <ol style="list-style-type: none"> 1. The design of the development must have regard to the existing and proposed level of sunlight which is received by living areas and private open space areas of adjacent dwellings. Sensitive design must aim to retain the maximum amount of sunlight for adjacent residents. Council will place greatest emphasis on the retention of sunlight within the lower density residential areas. 2. Windows to living rooms and private space areas in adjacent residential buildings must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21. 	<p>The proposal is not expected to result in overshadowing impacts on adjoining properties.</p>	
<p>6.19 Natural Ventilation</p> <ol style="list-style-type: none"> 1. All residential apartment buildings shall have a building depth of between 10 and 18 metres. The depth is measured across the shortest dimension of the building. Dwellings should be a maximum depth of 21 metres, measured from the outside of the balcony. Variation to this standard will only be considered where it can be demonstrated that apartments will achieve the minimum requirements with regard to natural ventilation. This may be achieved where apartments have a wider frontage, or increased ceiling and window height to allow for greater penetration of natural light. The building depth is measured across the shortest access, excluding the depth of any unenclosed balconies. 2. A minimum of sixty percent (60%) of all residential apartments shall be naturally cross ventilated. 3. Twenty five (25%) of kitchens within a development must have access to natural ventilation. Where kitchens do not have direct access to a window, the back of the kitchen must be no more than 8 metres from a window. 4. Single aspect apartments must be limited in depth to 8 metres from a window. 	<p>Natural ventilation is not able to be provided to 60% of unites as required by this clause.</p> <p>All dwellings are however proposed with large operable windows or balcony doors which would allow reasonable ventilation to each unit. It has also been noted by Councils Design Review Panel (See Attachment 2) that compliance with this control would be too arduous for the development to achieve.</p> <p>Mechanical ventilation is proposed to assist in assuring that adequate ventilation is provided to each dwelling.</p> <p>The proposal is not considered to be unreasonable with regard to the abovementioned control and is not inconsistent with the objectives of the clause. The proposal is considered to provide for reasonable ventilation opportunities for each dwelling.</p>	<p>Considered acceptable in the circumstances</p>

CHAPTER C3 – BOARDING HOUSES

<i>Control</i>	<i>Comment</i>	<i>Compliance</i>
3.2 State Environmental Planning Policy (Affordable Rental Housing) 2009	The SP2 Infrastructure Land Use Zone is not listed as land to which division 3 of the Policy applies. As such, parts 4-11 of this Chapter only are considered below.	
4. Development Controls for Boarding Houses		
4.1 Location of Boarding Houses Boarding houses should be generally located within 400 metres of a railway station or bus stop.	The proposed development is located less than 100m from the University Bus Interchange	Yes
4.2 Front Building Line Setbacks 1. The front building line setback shall be consistent with the prevailing front building alignment of directly adjoining buildings or with a minimum of 6 metres from the primary street frontage whichever is the greater. 2. For corner lots, the minimum secondary frontage setback shall be 3 metres. However, all garages shall be setback at least 6 metres from either the primary street frontage or the secondary street frontage.	The front building line setback is considered to be consistent with that of Graduate House to the immediate East. The front building line is less than the required 6m for a small portion only, extending to more than 17m for the majority of the building. The front setback is considered to be appropriate in this instance.	Yes
4.3 Side and Rear Setbacks 1. The rear boundary setback for a boarding house shall be 6 metres. 2. The side setback for a boarding house shall be a minimum 900 millimetres from the property boundaries for a single storey building and at least 3 metres for a two storey building plus an additional 0.5 metre setback for every additional storey above two storeys.	The proposal is setback a minimum of 33m to Madoline Street which would be considered the rear boundary. The minimum side setback is 14m.	Yes
5. Minimum Facilities for Boarding Houses		
The proposed development would be considered a Class 3 Building.		
5.1.3 Minimum Requirements for Bedrooms and other facilities <u>Bedroom Only:</u> 12m ² for the first person or 16m ² for two people Max number of people per bedroom: 2 adult lodgers <u>Bathrooms:</u> Where ensuite bathroom facilities are provided within bedrooms,	Single studio rooms excluding WC are proposed with an area of 15.5sqm. Double/Couple Studios are proposed with an area of 18sqm. The submitted Management plan outlines that a maximum of two adults/students will be permitted per room.	Yes

<p>additional floor space is required to be provided at the following rate: Hand basin, wc and shower - 3m²</p> <p><u>Kitchen Facilities:</u> All bedrooms shall contain kitchenette facilities containing a fridge, adequate cupboards and shelves and a microwave. (For fire safety reasons no other cooking appliances are permitted)</p> <p><u>Laundry and Clothes Drying Facilities:</u> One (1) washing machine and washing tub is required for every 10 rooms plus One (1) clothes dryer or a Min. 30 metres of clothesline for every 10 rooms is required.</p>	<p>Adequate space for each WC is provided within each unit.</p> <p>All rooms are proposed with kitchenettes as indicated on the submitted plans to contain the required facilities.</p> <p>Communal laundry facilities are proposed on the lower ground floor.</p>	
<p>6. Landscaping Requirements</p> <ol style="list-style-type: none"> 1. Landscaping should aim to soften the built form of the boarding house and maintain the visual amenity of the surrounding locality. 2. The landscaping plan for a boarding house development must include the following: <ol style="list-style-type: none"> (a) The provision of a minimum of 1.5 metre wide landscaped bed along the full length of both side property boundaries between the front building alignment and the front property boundary line. The landscaped beds shall be mulched and planted with evergreen trees, shrubs and groundcovers. A minimum of two (2) semi mature (45 litre pot size) small to medium evergreen trees shall be provided within each of the side property boundary landscaped beds. (b) The provision of a minimum two (2) small to medium evergreen trees within the rear open space area. (c) The driveway to the car parking area shall be separated from any side property boundary by at minimum 1.5 metre landscaped bed. (d) The landscaped areas must be integrated with the drainage design. The location of drainage lines, pits and detention areas should not conflict with landscaped areas including proposed and existing trees. (e) The provision of a minimum of one (1) semi mature (45 litre pot size) street tree for each street frontage. The provision of street 	<p>A Landscape Concept Plan and Arborist Report have been submitted, considered and found to be conditionally satisfactory by Councils Landscape Officer. The landscape plan provides for sufficient planting on the site and the proposal has been designed with regard to integrating and maintaining the existing significant trees.</p> <p>The proposal complies with the minimum requirements of this clause.</p>	<p>Considered acceptable in the circumstances</p>

<p>trees shall be in accordance with the requirements of Chapter E6: Landscaping in Part E of the DCP.</p> <p>3. All landscaping works shall be designed in accordance with the requirements of Chapter E6: Landscaping in Part E of the DCP.</p>		
<p>7. Car Parking Requirements</p> <p>1. Any Development Application for a boarding house shall make satisfactory provision for on-site car parking for residents, the resident manager / property owner and visitors.</p> <p>2. All car parking spaces shall be constructed of an all weather, hard-standing sealed pavement and be maintained to the satisfaction of Council, at all times.</p>	<p>See discussion at Chapter E3 within the main report</p>	<p>Considered acceptable in the circumstances</p>
<p>8. Management Plan</p> <p>1. A management plan is required to be lodged with the Development Application for any proposed boarding house. The management plan is required to outline the proposed management practices to be implemented, in order to ensure that the boarding house operates in a way that maintains the existing amenity of the surrounding locality.</p> <p>2. The management plan shall provide the following information:</p> <p>(a) The 24 hour contact details of the manager / caretaker (including phone number and mobile phone number);</p> <p>(b) Proposed staffing arrangements during the daytime and at night-time;</p> <p>(c) Proposed measures to ameliorate any potential noise or amenity impacts within the building and upon the surrounding locality;</p> <p>(d) Proposed safety and security measures to be employed within the boarding house including prominent display boards within the building of emergency telephone numbers and other essential telephone numbers; and</p> <p>(e) Proposed management practices to prevent the use of outdoor common open space areas between 10.00 pm and 7.00 am.</p>	<p>A Management Plan has been provided detailing expected conduct of students and complaints handling procedures. Information has been provided which identifies the method of security access and control, electrical and CCTV monitoring and general design. Details of the management arrangement have also been provided. Draft conditions 33-35 inclusive and 125 are recommended in this regard.</p> <p>Separately an onsite manager residence is provided within the facility.</p> <p>It is considered that the provisions of this clause are satisfied.</p>	<p>Yes</p>
<p>9. Disabled Access Requirements</p> <p>1. All new boarding houses or major alterations and additions to existing boarding houses will be required to provide suitable disabled access arrangements into and within the boarding house pursuant to Australian Standard AS 1428 – Design for Access and Mobility and the Access for People with a Disability</p>	<p>13 of the 216 residential units are nominated as being capable of adaptation and the subsequent car parking spaces have been allocated to the adaptable units designed in accordance with applicable standards. An Access Consultant has provided an Adaptable Housing Statement of Compliance which confirms that the units can comply with the spatial</p>	<p>Yes</p>

chapter in Part E of the DCP.	requirements of AS4299 for Adaptable Housing. Draft conditions are recommended requiring compliance with the NCC/BCA and relevant Australian Standards in regards to access. Draft condition 7 is recommended requiring compliance with the BCA and draft condition 122 is recommended requiring access certification prior to the issue of the Occupation Certificate.	
10. Fire Safety 1. A copy of the annual fire safety statement and current fire safety schedule for the building must be prominently displayed in the front entrance (lobby area) of the building. 2. A floor layout plan of the building must also be affixed to the inside of the door for each bedroom within the boarding house to indicate the emergency evacuation routes from the respective sleeping room.	Draft conditions 7, 29, 113 and 126 are relevant in this regard.	Future provisions by way of conditions of consent
11. Annual Fire Safety Certification 1. Any approved boarding house will require appropriate annual certification for essential fire safety measures.	Draft conditions 7, 29, 113 and 126 are relevant in this regard.	Future provisions by way of conditions of consent