

ATTACHMENT 5 - COMPLIANCE TABLE - BLACKTOWN DEVELOPMENT CONTROL PLAN 2006

JRPP-15-482 - Assessment of a Residential Aged Care Facility (RACF)

12-16 Florence Street, Oakhurst

The provisions of the Development Control Plan 2006 (BDCP) including Part C, Section 8 – Housing for Aged or Disabled Persons and Part O – Site Waste Management & Minimisation are relevant to the proposal. The following table outlines that the application is **generally** compliant with the relevant provisions of the BDCP, with the exception of the height of buildings.

Section	Comment	Complies
Part A Introduction and General Guidelines		
Car Parking	<u>SEPP Requirement</u> (i) 112 beds requires 12 spaces (ii) 33 persons employed requires 17 spaces (iii) 1 ambulance Total of 29 spaces plus 1 ambulance required. <u>Proposed</u> 39 spaces plus 1 ambulance.	Yes
Part C Section 8 Housing for Aged or Disabled Persons		
Height of Buildings Depending on the level of disability involved, buildings for aged or disabled persons should be 1 storey in height.	The proposal is for a two storey development, which satisfies the requirements of the Seniors Housing SEPP. Appropriate access is achieved throughout the levels of the development to suit the needs of the staff and occupants via stairs and lifts to all levels.	No , however satisfies the requirements of the Seniors Housing SEPP. Satisfactory.
Minimum Room Sizes	The room sizes are proposed in accordance with the Building Code of Australia documented on the submitted Access Report. BCA report provided.	Yes
Design of the Disabled	The building and surrounds are accessible and allows persons with disabilities ease of access and movement. Suitable paths of travel and lifts are provided throughout. The proposal is supported by a BCA / Accessibility Compliance Statement which confirms that the development is capable of satisfying the BCA with regard to access for people with disabilities. The proposal provides habitable rooms which received direct sunlight during winter months. Balconies are provided which afford views from a sitting position. However this is balanced with screening devices to protect the visual amenity of neighbouring properties.	Yes
Laundries	The facility services the needs of the residents with regard to laundering.	Yes
Wheelchair Access	Wheelchair access has been provided in	Yes

	accordance with AS 1428, where compliance is required in the provisions for the Seniors Housing SEPP. This is achieved via ramps and lifts to all levels.	
Facilities for Nursing and Convalescent Homes and Hostels	The building provides for adequate communal areas for residents and staff. This includes kitchen and dining areas, communal lounges and sitting areas, activity areas, theatre lounge, hair salon, outdoor courtyard and garden areas, outdoor covered terrace areas, and staff rooms, staff amenities and administration areas.	Yes
Common Rooms	Several common rooms are provided throughout the development. Suitable heating, ventilation and solar access is achieved.	Yes
Car Parking	The proposed parking provision satisfies the requirements of the Seniors Housing SEPP. Refer to Attachment 4 of the assessment report for further details.	Yes
Part O		
Site Waste Management and Minimisation	Council's Waste Management Officer has reviewed the proposed waste storage and collection arrangements and no objection is raised subject to conditions of consent (Conditions 11.1.3).	Yes
Part R		
Water Sensitive Urban Design & Integrated Water Cycle Management	Council's Engineers have undertaken an assessment of the proposal in accordance with the requirements of BDCP Part R, and no objection is raised subject to conditions of consent (Conditions 2.6, 5, 9 & 10.7).	Yes