

JRPP-15-02533 – BDCP 2006 compliance table

Development Standard	Requirement	Proposal	Compliant
Minimum Site Width	30m	53.6m (Prince Street)	Yes
Maximum Height	Inconsistent with BLEP (CBD) 2012, LEP takes precedence over DCP.	56.77 m to roof 61.8 m to top of lift overrun and plant and equipment	No, however, height control in BLEP 2015.
Building Quality	Design of Buildings is to have regard to SEPP 65. New development should provide visual interest through architectural design elements, including material selection, finishes and colour should complement and enhance existing streetscapes.	The development complies with the design quality principles established by SEPP 65.	Yes
Minimum Setbacks: Front Rear and Side	Zero setback to the front boundary for ground floor (GF) and the 1-2 levels above (i.e. podium). Levels above the podium should be setback in order to create a comfortable street scale, reduce building bulk and provide greater solar access. Courtyards and balconies may encroach into the setback area to provide articulation. Zero setback to side and rear boundaries permitted for ground floor and the 1-2 levels above. Minimum 6m side and rear setback, balcony encroachment permissible.	3 levels of podium, with a 6 m setback provided to Second Ave. 6m side and rear setbacks proposed with lift well encroachments only. Zero setback proposed to Prince Street.	Yes
Minimum Common Open Space Provision	A minimum rate of 42% of the sum of the following: 40 sqm 1 bedroom unit 50 sqm 2 bedroom unit 70 sqm 3 bedroom unit No more than 30% of the above-ground open space (balconies or terrace areas) may be included in total.	20 x 1 bed – 800 sqm 80 x 2 bed – 4,000 sqm 6 x 3 bed – 420 sqm Requires – 2,192.4 sqm 530 sq.m proposed on roof terrace and above podium. (24% of required).	No – variation discussed in report.
Private Open Space	Each unit is to be provided with a private balcony/courtyard or terrace area with minimum dimensions of 3m x 2.5m.	All private balconies/ courtyards meet the minimum dimensions, and are between 8.5 sqm and 34 sqm.	Yes

Development Standard	Requirement	Proposal	Compliant
Natural Cross Ventilation and Solar Access	Development will be required to comply with the provisions of SEPP 65 and the Residential Flat Design Code concerning cross ventilation and solar access.	75 % of units meet the solar access requirements. 62 % of units are naturally ventilated.	Yes
Lifts	All development will be required to be service by stretcher-sized lifts.	All lifts achieve minimum dimensions.	Yes
Parking Provision	Car parking has been revised by Blacktown Car Parking Management Scheme as follows: <u>Blacktown CBD Residential Parking</u> 0.6 spaces per studio apartment, 1 space per one, two or 3-bedroom dwelling. 2 spaces per dwelling for four-bedrooms or more <u>Visitor Parking</u> 1 space per 5 dwellings. For other components of a shop top housing development, the car parking requirement will be determined by the type of land use and will need to address that specific land use's car parking requirement. Worst case – business premises – 1 space per 30 sqm.	106 apartments (1, 2 and 3 bedroom) requires: - 106 resident spaces - 22 resident visitor spaces 330.7 sqm of retail requires: - 11 retail spaces Total required: 139 spaces Total provided: 119 space	No – However, ADG takes precedence over Council's development controls for car parking
Waste Management	Commercial tenants must be a dedicate area/room for the storage of waste. Residential component requires a minimum 110L per unit (collected weekly) for garbage and 90L per unit (collected fortnightly) for recycling.	On-site waste collection proposed through private contractor.	Yes