

2018STH003 – Wingecarribee – DA17/1822
2-18 Centennial Road, Bowral

ATTACHMENT 18

Compliance Table

Stage 2 (east) - Summary Table of relevant provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Chapter 3 Part 4 Development standards to be complied with	Requirement	General compliance of development as a whole	Specific compliance of proposed Stage 2
Clause 40 - development standards - minimum lot size for a development site and building heights	<p>Site size - minimum of 1000sqm</p> <p>Site frontage - 20m</p> <p>Height - 8m</p> <p>Height - 2 storeys</p> <p>Height - single storey only in rear 25% of the site</p>	<p>The development complies with all necessary development standards.</p> <p>The site area is in excess of the minimum requirement.</p> <p>The site frontage is in excess of the minimum requirement.</p> <p>All proposed dwellings are single storey and well below the maximum 8 metre height limit. The existing school/convent buildings are already in excess of 8 metres in part. These buildings are centrally located and do not have any impact upon any adjoining properties.</p> <p>All new dwellings are single storey, so the 'rear' 25% rule is not pertinent to this development</p>	<p>The proposed building form within Stage 2 will be compliant.</p> <p>The Stage 2 dwellings are within buildings of 2 storeys, no more than 8 metres in height.</p> <p>Stage 2 occupies a portion of the site that could not be construed as being in the rear 25% of the site, having a more direct relationship with the street frontages of Centennial Road and Kirkham Road.</p>
Clause 41 - standards concerning accessibility and useability for hostels and self-contained dwellings with reference to Schedule 3	<p>Siting - wheel chair access and common areas</p> <p>Security</p> <p>Letterboxes</p> <p>Private car accommodation</p> <p>Accessible entry</p> <p>Interiors including requirements for bedrooms, bathrooms, living areas, kitchens, laundry and garbage</p>	<p>Refer to detailed Access Assessment Report prepared by BCA Logic, which was previously issued with DA submission.</p>	<p>Stage 2 dwellings will be compliant with all accessibility requirements. Individual dwellings are designed to occupy a single level within each 2-storey building '<i>Manor-Houses</i>'. Access to the ground level dwellings will be at grade and access to the upper level dwellings will be provided</p>

Stage 2 (east) - Summary Table of relevant provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Chapter 3 Part 4 Development standards to be complied with	Requirement	General compliance of development as a whole	Specific compliance of proposed Stage 2
			by lifts within the building-Manor-Houses.
Clause 50 - standards that cannot be used to refuse development consent for self- contained dwellings	<p>Height - 8m</p> <p>Density and scale - FSR of 0.5:1 or below</p> <p>Landscape area - 30% of site area or more</p> <p>Deep soil area - 15% or more</p> <p>Solar access 70% of dwellings</p> <p>Private open space - 15sqm, 3m x 3m and accessible from living area of dwelling</p> <p>Car parking 0.5 spaces per bedroom</p>	<p>The development complies in all key respects and it is not considered that the Development Application could be refused on the basis of non-compliance with these key controls.</p> <p>All new dwellings are below 8 metres in height. The existing school/convent buildings to be retained are in part greater than 8 metres in height, although their retention is a positive aspect of the development and the location of these buildings in the centre of the site ensures that they do not have any adverse impact.</p> <p>The site area is very large (16.9hectares) so the total FSR of the development is well below 0.5:1.</p> <p>The landscape area of the site is well above 30%, with the majority being deep soil</p> <p>All dwellings have solar access</p> <p>All dwellings have adequate dimensioned private open space areas</p>	<p>The proposed Stage 2 will be compliant in all respects and will not be in breach of any of the Clause 50 standards, the effect of which is that height, density, landscape area, deep soil area, solar access, private open space and car parking could not be used as reasons for refusal.</p> <p>It is noted that Stage 2 will be subject to its own detailed Development Application that will confirm these issues.</p> <p>In relation to height, the Stage 2 Manor-Houses will be within 8 metres height limit.</p> <p>In further support of the proposal, reference should also be made to the submitted plans and Schedule of Areas dated 21 February 2019. This confirms that the anticipated FSR for Stage 2 as a stand-alone calculation is low at approximately 0.21:1. This is the case because although the Stage 2 (east) Manor-Houses are proposed as two storeys, they have a reduced total</p>

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		<p>that are accessible from internal living areas</p> <p>All dwellings have double garages that provide a high level of on-site parking for residents. Separate staff parking is provided commensurate with the number of staff that would be present at any one time and there is visitor parking provided in appropriate locations close to the main community facilities/reception building. The arrangement of the individual dwellings allows ample space for parking in front of the garages of each dwelling for visitors if required</p>	<p>footprint than would a larger number of single storey villas.</p> <p>The total landscaped area on site remains greater than 30%. The deep soil area for the site as a whole remains at approximately 50%, whereas for Stage 2 as a stand-alone site, it would be less than 15%.</p> <p>However, this is not a figure that can be imposed stage by stage if it was intended to use that standard as reason for refusal.</p> <p>All dwellings will be provided with adequate private open space either in the form of ground level courtyards, or for those dwellings on the upper level, large balconies designed as a contiguous space with the internal living areas.</p> <p>With each of the Stage 2 dwellings to be provided with double garages, the development will retain compliance with the 0.5 spaces per bedroom standard.</p>