**CCDCP 2022 Chapter 2.3 Residential Flat Buildings Compliance Table**

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| **Requirement** | **Proposal** | **Complies?** |
| **2.3.2 Site and Context Analysis** | | |
| A suitable site analysis plan is provided in accordance with Appendix A (2.3.2) | Minimal information provided in Site Analysis. A development of this size and scale needs to have a thorough site analysis, especially as the development is not in keeping with the masterplan and what was envisaged for the site. Many elements in the Site Analysis Checklist (App1 of ADG) need to be addressed including an analysis demonstrating the rationale for the proposal. | No |
| **2.3.3 Building Scale & Density** | | |
| 2.3.3.1 Building Height | | |
| Height not to exceed height within CCLEP | N/A | N/A |
| Maximum height of 2 storeys where not mapped | The residential flat component of the building constitutes 17 levels and therefore does not comply. | No |
| 2.3.3.2 Density – Floor Space Ratio | | |
| As per CCLEP | N/A | N/A |
| Where not mapped max. 0.6:1 | FSR of the residential component of the building is 2.3:1. | No |
| 2.3.3.3 Natural Landscape Area | | |
| Minimum 25% ground level to be soft landscaping, excluding all hardstand areas | 444m² (9%) | No |
| **2.3.4 Building Lines** | | |
| 2.3.4.1 Setbacks for RFBs – 3 storeys or more | | |
| Front setback – 6m | 6m to Parry Parade | Yes |
| Side & rear setbacks –   * First to fourth storey – 6m * Fifth to eight storey – 9m * Ninth storey & above – 12m   No more than 4 consecutive storeys of the building shall be at the same setback | 3.190m (side), nil (rear)  3.4m (side), 2m (rear)  4.2m (side), 3.5m (rear)  More than 4 consecutive storeys of the building have the same setback. | No  No  No  No |
| Foreshore – where a setback is not specified in CCLEP 2022 – 6m for the ground storey and 10m for any storey above the ground storey | Nil | No |
| 2.3.4.3 Setbacks – General Considerations | | |
| Setbacks shall be suitably landscaped | Generally complies | Yes |
| **2.3.5 Built Form and Articulation** | | |
| 2.3.5.1 Facades & Articulation | | |
| Facades are to be articulated in length and height. | Complies | Yes |
| For mixed use development, residential apartments are to be separated and distinguished from commercial entries to provide security and an identifiable street address for each of the different users. | Does not comply – access to residential units is via the central lifts and stairs as for the serviced apartments. | No |
| 2.3.5.2 Roof Elements | | |
| Roof design is to respond to the orientation of the site. For example by using eaves and skillion roofs to respond to solar access. | Complies | Yes |
| Roof top gardens, terraces, decks and enclosures shall be suitably set back from the building edge to maintain the privacy of adjoining sites. | Roof top bar is suitably setback. | Yes |
| The visual impact of service elements is to be minimised by integrating them into the design of the roof. | Complies | Yes |
| **2.3.6 Residential Amenity** | | |
| 2.3.6.1 Views | | |
| New development shall be designed to minimise loss of views from adjoining and adjacent properties, while still providing opportunities for views from the proposed development. | The building will completely visually dominate the view from adjoining residential properties. | No |
| 2.3.6.2 Visual Privacy | | |
| Direct overlooking of internal living areas and private open space to surrounding dwellings shall be minimised by building layout, location and design of windows and balconies and screening devices | With 97 serviced apartments and 98 residential dwellings adjoining residential dwellings will be overlooked. | No |
| Building separation distances:   * Up to 4 storeys – 12m between habitable rooms and, * 5 to 8 storeys – 18m between habitable rooms * 9 storeys + - 24m between habitable rooms | 3.2m  >18m  Approx. 46m | No  Yes  Yes |
| 2.3.6.3 Acoustic Privacy | | |
| Site layout should separate active recreational areas, parking areas, vehicle accessways and service equipment areas from bedroom areas of dwellings. | Swimming pool and associated deck adjacent to existing dwellings will result in noise impacts. | No |
| For mixed use development, site layout should separate active recreational areas, parking areas, vehicle access ways, and service equipment areas from bedroom areas of dwellings. | Bedrooms located close to communal open space areas. | No |
| Details regarding plant and equipment room locations, air conditioning arrangements and waste collection arrangements are to be provided and shall address potential noise impacts | Acoustic report does not assess noise associated with plant and equipment or construction phase. | No |
| 2.3.6.4 Private Open Space and Balconies | | |
| Apartments to have balconies as follows:   * Studio – 4m² * 1 Bed – 8m² (2m min. depth) * 2 Bed – 10m² (2m min. depth) * 3 or more Beds – 12m² (2.4m min. depth) * Ground level or podium – 15m² (3m min. depth) | Balconies for residential units comply. | Yes |
| POS are to be directly accessible from living area within the dwelling | Complies – balconies are directly accessible from the living areas. | Yes |
| 2.3.6.5 Sunlight Access | | |
| Living rooms & POS for at least 70% of apartments in a building receive min. of 3hrs direct sunlight between 9am and 3pm at mid-winter. | 52/98 units (53%) get 3 hours solar to living and POS. | No |
| At least 50% of required POS on adjoining lands shall receive at least 3hrs unobstructed sunlight between 9am and 3pm on June 21 | Complies | Yes |
| 2.3.6.6 Communal Open Space | | |
| COS to be provided for >10 dwellings | Noted | - |
| COS shall be provided in no more than two locations at a minimum rate of 10m² per dwelling and with a minimum width of 5m | 10m² x 98 residential units = 980m² of COS is required. COS is provided at ground level, and on levels 1, 6, 9 and 18. A total area of 2,154m² has been provided within the development as COS, therefore the development exceeds the minimum requirement. | Yes |
| Roof-top communal open space may be considered for residential flat developments only where proposed in addition to the required communal open space at ground level. The implications of rooftop open space areas on the overall design of the development, and on privacy and view sharing shall be addressed in the development application. | Roof top bar and terrace is in addition to other COS provided within the development. | Yes |
| 2.3.6.7 Storage | | |
| * 1-2 Beds – 3m³ floor area * 3 or more Beds – 6m³ floor area | Generally complies. | Yes |
| 2.3.6.8 Common Circulation and Spaces | | |
| Max. of 8 dwellings off a circulation core on a single level | Complies | Yes |
| 2.3.6.9 Apartment Size and Layout | | |
| Apartments shall have following min. areas:   * Studio – 35m² * 1 Bed – 50m² * 2 Bed – 70m² * 3 or more Bed – 90m²   12m² for additional bedrooms above 3 | All units have an internal area larger than the minimum required | Yes |
| 2.3.6.10 Ceiling Heights | | |
| Habitable rooms – 2.7m  Non-habitable – 2.4m | Floor to floor heights of the residential component is 3.2m so a ceiling height of 2.7m is achievable | Yes |
| 2.3.6.11 Natural Ventilation | | |
| Min. 60% of apartments are naturally cross ventilated. | >60% of apartments are naturally cross ventilated. | Yes |
| **2.3.7 Parking and Access** | | |
| 2.3.7.1 Resident and Visitor Parking | | |
| As per Chapter 2.13 Transport & Parking | Fails to comply. | No |
| 2.3.7.2 Ground Level Parking | | |
| N/A |  |  |
| 2.3.7.3 Basement Car Parking | | |
| Driveways shall be designed to minimise adverse visual impacts on the streetscape and shall be complemented by the landscape design for the site | Complies – existing access proposed to be utilised. | Yes |
| Basement access driveways shall be designed in accordance with AS/NZS 2890.1 | Swept paths not provided. | No |
| 2.3.7.4 Vehicular Access Design | | |
| To position street vehicular crossings and driveways to minimise adverse visual impact | Complies | Yes |
| To ensure safe entry and exit from the site | Only one entry/exit is proposed – a minimum of two should be provided for this level of development. | No |
| **%2.3.8 Earthworks** | | |
| Details of any proposed retaining walls shall be provided with the application | N/A | N/A |
| **2.3.9 Landscaping** | | |
| A suitably qualified landscape professional is to be engaged to undertake the design and construction of landscaping | Landscape Plan provided. | Yes |
| 2.3.9.2 Street Trees | | |
| All development shall incorporate street tree plantings at a rate of at least two semi-advanced trees per 15 metres of frontage. Details to be provided with the application. | Street tree planting in excess of that required is proposed. | Yes |
| A street tree planting plan shall be included as part of the landscape design report and is to include the location of any services within the footpath area | Complies | Yes |
| 2.3.9.3 Deep Soil | | |
| A minimum 50% of the required soft landscaped area of the site at ground level shall be a deep soil zone. | 444m² (9%) | No |
| **2.3.10 Civil Works & Services** | | |
| 2.3.10.1 Services - General | | |
| All applications shall provide details of the proposed method of sewerage disposal from the site | Insufficient information | No |
| 2.3.10.2 Stormwater Management | | |
| All proposed development is to comply with Council’s Civil Works Specification | No issues raised by Engineering. | Yes |
| Stormwater management plan to be submitted with application | Complies | Yes |
| 2.3.10.3 Garbage & Waste Services | | |
| Waste management systems to be provided in accordance with Council’s Waste Control Guidelines. | Proposal fails to comply with Council’s Waste Control Guidelines | No |
| Separate waste storage facilities must be provided for commercial and residential components of a development. | Separate waste storage facilities for commercial and residential uses are not provided. | No |
| For mixed use proposals, if an elevator is provided for residential use, it must not be used for retail loading or waste removal | Does not comply. | No |
| **2.3.11 Safety & Security** | | |
| 2.3.11.1 Crime Prevention | | |
| Pedestrian access shall be clearly defined, appropriately lit, visible to others and provide direct access to dwellings from areas likely to be used at night. | Complies | Yes |
| Development shall be designed in accordance with CPTED principles | Generally complies | Yes |
| Formal Crime Risk Assessment (Safer by Design evaluation) involving the NSW Police required for >20 dwellings which in Council’s opinion could create a crime risk. | N/A | N/A |
| **2.3.12 Social Dimensions** | | |
| 2.3.12.1 Housing Choice | | |
| A variety of dwelling types is encouraged between one, two, three and four bedroom apartments; particularly in large residential flat developments and on the ground floor. | The units are a mix of 2 and 3 bedrooms. There is no studio, 1 or 4 bedroom apartments. There are no ground floor apartments. The apartment mix is very limited and not acceptable in a development of this size. | No |
| 10% of units in residential flat developments shall be designed as suitable for adaptation for occupation by disabled / aged persons, as outlined in AS 4299: Adaptable Housing. A higher rate of adaptable housing of 15% is encouraged | 14% provided as adaptable units. | Yes |
| 2.3.12.2 Facilities and Amenities | | |
| A meeting place for residents is encouraged in all developments to avoid social isolation. | Complies | Yes |
| Larger developments should include a reasonably sized common/meeting room. | Complies | Yes |
| An individual laundry shall be provided within each dwelling which may be separate or included as part of another room. | Each apartment includes a laundry. | Yes |
| Drying areas shall be provided in common open space areas, in accordance with the requirements of the Building Code of Australia. | Not provided. | No |
| Provision shall be made for car washing facilities (basement requires trade waste application). | Provision is made within the basement for car washing. | Yes |