

Attachment B- Compliance Table

Part 7F – Hotel and Motel Accommodation

The following controls have been assessed for the modified hotel development on the site:

Control	Response	Complies
C1 – The maximum stay permitted is 3 months.	A plan of management has not been submitted with the application.	Yes
C2 – The main access point is to be located at the main street frontage of the property. Access Points should be avoided at the boundaries of the property where and impact on noise or privacy could result for adjoining residences.	Due to the location of the development on a busy road, the hotel component has been orientated so that the main lobby entry is internal to the site facing the east. The key area of lobby and service has been positioned on the top level of the development. A porte cochere is proposed with one coach space and 4 taxi drop-off spaces proposed.	Yes
C4 – The minimum size for a visitor's room is 5.5m ² for the bedroom floor area for each person staying within the room.	The size of the bedroom floor area is typically about 22.9sqm-28.7sqm.	Yes
C7 – A small kitchenette is permitted if adequate cupboards and shelves are provided	The rooms do not contain kitchenettes however the applicant has suggested that tea and coffee making facilities are provided only.	Yes
C9- Bathrooms must be provided in accordance with the Building Code of Australia.	All rooms have separate bathrooms that have been designed in accordance with the BCA requirements.	Yes
C10 – The design and operation of hotel and motel accommodation must take into account possible noise impacts on adjacent properties and the surrounding area.	The hotel has been designed so that Levels 5 to 11 are for hotel rooms with no other uses on those levels. The hotel tower is orientated away from O'Riordan Street, particularly along the north-western side of the site. An acoustic report has been provided as part of the application and is conditioned within the draft notice of determination.	Yes
C11 – A Plan of Management (POM) is required to be submitted. The POM is a written report which describes how the ongoing operation of hotel and motel accommodation will be managed to reduce its impact upon the amenity of surrounding properties.	A plan of management has been submitted with the application and will be conditioned for compliance as part of the operation of the development.	Yes
C12- The building is to comply with Parts C, D, and E of the BCA	A BCA compliance capability statement has been included as part of the application which demonstrates compliance with the BCA.	Yes
C13 – Each room is to comply with Parts C, D E and F5 of the BCA so as to ensure there is adequate fire safety in the building and adequate sound insulation between each room.	A BCA compliance capability statement has been included as part of the application which demonstrates compliance with the BCA.	Yes