

Canterbury Development Control Plan 2012 Compliance Table

Provision	Comment
B1 Transport and Parking	Refer to discussion in the Housing SEPP in the EIS with regard to the provision of car parking requirements.
B2 Landscaping	<p>A landscape plan has been prepared by Taylor Brammer and is in Appendix E. The proposed design aims to strengthen the landscape character of the surroundings and create formal and informal spaces to promote gathering amongst residents and visitors. The landscape treatment proposed to the site boundaries include mature trees, shrubs and groundcovers and serve to screen the proposal from neighbouring properties and the public domain. Deep soil zones are located towards the rear of the site in the building setback areas, with larger trees provided along the site boundaries. The following five distinctive landscaped areas are proposed, each providing a different landscape form and function with unique landscaped and natural stimuli to residents:</p> <ul style="list-style-type: none"> • Entry area landscaping; • Memory Care Neighbourhood courtyards (two provided); • Wellness courtyard; • Community courtyard; and • Landscape terraces on each upper level.
B3 Tree Preservation	The proposal involves the removal of 15 trees, mostly located in the western and northern portions of the site. All trees to be removed have a low and medium retention value. A total of 18 trees are proposed to be retained, with tree protection methods and strategies outlined in the Arborist Report in Appendix F .
B4 Accessible and Adaptable Design	The proposal has been designed to be accessible to senior residents and comply with the relevant Australian Standards. A full accessibility report has been prepared in Appendix N .
B5 Stormwater and Flood Management	<p>The proposal is located in a flood planning zone. A Flood Impact Assessment in Appendix CC confirms that all floor levels are above the flood planning level. A drainage swale and retaining wall are proposed to the northern boundary of the site to contain overland flows.</p> <p>A stormwater system including a 116m³ OSD tank is proposed, with drainage to Council's system on Karnes Street North to the west of the site.</p>
B6 Energy and Water Conservation	A ESD report outlining the methods adopted in energy and water conservation is provided in Appendix Q .

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B7 Crime Prevention and Safety	A CPTED report has been prepared by Ethos Urban and is provided in Appendix Z demonstrating that the proposal has been designed consistent with CPTED principles.
B9 Waste	An operational waste management plan (OWMP) has been prepared in Appendix V with reference to the waste storage requirements of this Part. The plan concludes that the proposal is capable of suitably managing waste, with RCF staff supporting the waste management of the facility.
Chapter C3 Multi Dwelling Housing and Attached Dwellings	
C3.2 Site Planning	
C3.2.1 Minimum Lot Sizes and Frontage	The site has a 74m street frontage to Karnes Street North. This complies with the minimum street frontage widths in this clause.
C3.2.3 Private Open Space	Each RCF unit has private open space in the form of a balcony or terrace. A total of 2,056m ² of landscaped communal open spaces are also provided throughout the site which average a total of 12m ² of landscaped area space for each resident.
C3.2.4 Layout and Orientation	The site maintains a significant northerly aspect, with windows, landscaped areas and private open space oriented towards the north, west and east where possible to capture optimal amounts of solar access. While some areas of open space are oriented to the west and south, this is to maintain visual privacy to adjoining properties.
C3.3 Building Envelope	
C3.3.1 Floor Space Ratio	Refer to discussion in the Housing SEPP in the EIS with regard to FSR. The proposed development complies with the maximum FSR of 1:1 in accordance with the Housing SEPP.
C3.3.2 Height	Refer to discussion in the Housing SEPP in the EIS with regard to building height.
C3.3.3 Setbacks	The proposal is set back 6m from the front boundary and is consistent with the front setback of neighbouring residential properties to the north. A minimum 3m setback is provided to a small portion of the ground floor of the northern elevation and the western portion of the southern elevation facing the access handle of the dog park. Otherwise, the setbacks provided are greater than the required amounts for the R3 zone. Ground floor setbacks range from 3-12.3m and upper floor setbacks range from 3m-18.4m. A detailed breakdown of the setbacks proposed is provided in Section 6.1.4 of the EIS.
C3.3.4 Building Depth	The proposal does not strictly comply with the requirements of this clause as the functional requirements of a RCF would need large, at grade floorplates. However, the building depth of the built form has been broken up as part of the architectural expression of the proposal. A fine grain residential character has been introduced, breaking down the mass of the development into smaller clusters. This creates a more human scale, and is representative of the surrounding buildings bulk and mass. The building has been modulated through recesses with varied setbacks accommodating balconies, terraces and windows to all elevations.

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C3.3.5 Building Separation	The western and south western wings of the proposal are separated by more than 5m by the western courtyard. This allows for the retention of Tree 6, adequate solar access and privacy to units and the appearance of a landscaped break between the buildings.
C3.4 Building Design	
C3.4.1 General Design	<p>The proposal adopts a contemporary built form design and does not mimic traditional features. The site is not located within a heritage conservation area or near a heritage item.</p> <p>The pedestrian building entry is located behind the front setback however is clearly identifiable, with clear lines of sight available between the lobby and the street. The proposal, through the placement of windows and the substantial communal open space area in the western courtyard, addresses the street and enables sight lines between the site and the street.</p> <p>The facade treatment and materiality is of a high quality design and adopts tiling and compressed fibre cement face brick proposed for the façade interspersed with substantial amounts of glazing, glass balustrades and screening devices to the windows. The earth tones adopted connects the expression of the building conceptually to the ground, while offering a high-quality finish.</p>
C3.4.2 Roof Design and Features	The roof is of a simple, flat design which seeks to minimise bulk and scale.
C3.4.3 Dwelling Layout & Mix	The proposal is for a RCF and these controls are not applicable to the proposal.
C3.5 Amenity	
C3.5.1 Solar Access and Overshadowing	<p>The proposal seeks to orient the aspect of rooms and open space areas to the north, west and east where possible to maximise solar access.</p> <p>The proposal does not overshadow neighbouring properties during the winter solstice as it is sited to the south and west of existing residential development.</p>
C3.5.2 Visual Privacy	The orientation and design of the building elevations including windows and balconies has been carefully considered in the design of the proposed development. Windows have been oriented to the east and west where possible except to maximise solar access and north facing terraces have an increased setback to achieve visual privacy outcomes for neighbouring properties to the north. The inclusion of significant setbacks, screening and substantial deep soil landscaping ensures an appropriate buffer to adjoining residential development.
C3.5.3 Acoustic Privacy	An Acoustic Assessment is provided in Appendix S which confirms that the proposal is capable of providing reasonable acoustic impacts to surrounding residential development during the operation of the RCF.
C3.6 Fences and Ancillary Development	
C3.6.1 Fences	A picket fence is proposed around the boundaries of the development to delineate between the site and public space. This complies with the design requirements in the DCP.