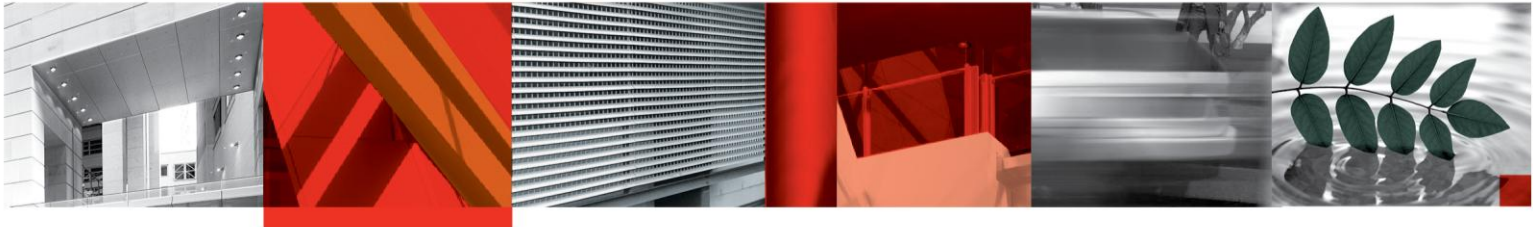


Appendix I Compliance Tables



Blocks 3B/3C and 10 Central Park

Student accommodation and ground floor commercial use

Submitted to Department of Planning and Infrastructure

On Behalf of Frasers Broadway Pty Ltd

May 2012 ■ 11316

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JBA Urban Planning Consultants Pty Ltd operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

This report has been prepared by: Stephen Gouge

Signature



Date 11/05/12

This report has been reviewed by: Jennie Buchanan

Signature



Date 11/05/12

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1.0 State Environmental Planning Policy (Affordable Rental Housing) 2009

Table 1 – AHSEPP 2009 Controls Table

	Planning Control	Proposal	Compliance
Solar Access	where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter	Yes, communal rooms receive 3+ hours of sunlight on June 21	Yes
Private Open Space	if at least the following private open space areas are provided (other than the front setback area): (i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers, (ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,	The communal roof terrace receives adequate solar access, receiving more than 3 hours in mid winter. No onsite managers accommodation is required due to proposed management structure. Refer to Plan of Management.	Yes N/A
Car Parking	if: (i) in the case of development in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and (ii) in the case of development not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and (iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,	Refer to Section 4.7 of the EAR for assessment	No
Bicycle/motorcycle parking	at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	Minor non-compliance. Refer to Section 4.7 of the EAR for assessment.	No
Minimum Accommodation size	if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least: (i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or (ii) 16 square metres in any other case.	All accommodations rooms exceed 16m ² . Refer to Table 4 below.	Yes
Maximum Accommodation size	no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres	No rooms exceed 25m ² . Refer to Table 4 below.	Yes
Room Occupancy	no boarding room will be occupied by more than 2 adult lodgers	All accommodation rooms are occupied by single residents. All residents in cluster rooms have individual bedrooms.	Yes
Manager Accommodation	if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager	Refer to Plan of Management for Staff arrangements.	Yes

2.0 City of Sydney Controls

Table 2 – Sydney LEP 2005

Planning Control	Proposed Development	Compliance
Parking	Refer to Section 4.7 of the EAR	Yes

Table 3 – City of Sydney Boarding House DCP

Planning Control	Proposed Development	Compliance
1.4 Aims and Objectives	The Student Accommodation will provide the occupants with a high level of amenity, ensuring safety and security and minimising the impacts to surrounding neighbours.	Yes
1.10 Building Classifications under the Building Code of Australia (BCA)	The building is classified as Class 3. A BCA report for the compliance with the building under the code has been provided and at Appendix S .	Yes
1.11 Onsite Management and Strata Subdivision	Refer to preliminary Operational Plan of Management (Appendix G).	Yes
2.1 Location Criteria	The Student Accommodation will be located within a medium density residential/mixed use area. The site is within 200 metre walking distance from Central Railway Station and is within 50 metres from Sydney Bus services. The site's context provides entertainment and education facilities. The physical terrain of the site is relatively flat and within an established built up area.	Yes
2.2 Site Planning	A site analysis plan is included and located within the Architectural Plans at Appendix A .	Yes
2.3 Building Form	The student housing generally complies with the relevant height and setbacks of the concept plan building envelope.	Yes
2.4 Room Sizes, Recreation Areas & Facilities	The Class 3 Student Accommodation provides an office, laundry facilities, shared kitchen, living and dining areas, sanitary facilities, bedrooms, storage facilities, garbage storage and recycling facilities. The numerical standards for the bedroom sizes, storage, additional facilities and kitchen areas have been provided and are detailed within the Design Statement by TZG Architects (Section 3.2 of the EAR) and are assessed at Table 3 to 6.	Yes
2.5 Acoustic Impacts	The proposal is supported with an Acoustic Report prepared by WSP Built Ecology at Appendix R , as well as a Preliminary Operations and Management Plan (Appendix G).	Yes
2.6 Access for People with Disabilities	15 accessible units are provided within the development. This is in accordance with the BCA and the Australian Standard (AS) 1428- Design for Access and Mobility. Refer to Access Report prepared by Accessibility Solutions (NSW) Pty Ltd (Appendix L).	Yes
2.7 Sustainability, Energy Efficiency & Solar Access	The proposed building design has been orientated so that the communal areas have solar orientation. All communal areas will achieve 2 hours of solar access on June 21, and the proposed development will offer a high level of amenity to future occupants due to: <ul style="list-style-type: none"> ▪ The generous communal areas provided within the development; ▪ Areas of external communal space that receive high level of solar access The close proximity of the site to facilities and public transport.	Yes

2.7 Sustainability, Energy Efficiency & Solar Access	Refer to Section 4.6 of the EAR for a discussion on overshadowing.	Yes
2.8 Car Parking	The site is located within a high transport accessible node, as Central Railway Station and Sydney Buses bus routes, as such, no onsite parking has been proposed. The proposal is supported with a Traffic and Transport Report at Attachment O that provides the justification for the non provision of car parking and assesses the pedestrian and traffic safety and the likely impact of the proposed development on existing traffic flows and street system.	Yes
2.9 Operational Controls	A Preliminary Operations and Management Plan (Appendix G) for the proposed development has been prepared which will be updated by the student accommodation operator once appointed and prior to the issue of an Occupation Certificate.	Yes

Table 4 – Boarding Houses DCP - Accommodation Mix and Unit Area

Units	Area requirement per person per room	Proposed area	Complies
BLOCK 3B/3C			
Level 1			
11 x Studio (Type 1)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	16.07m ²	Yes
2 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	21.02m ²	Yes
3 x 2 bedroom cluster room	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen + 15m ² communal living)	46.18m ²	Yes
1 x 3 bedroom cluster room	51.7m ² (21.5m ² three rooms + 8.7m ² three ensuites + 6.5m ² kitchen + 15m ² communal living)	62.95m ²	Yes
1 x Accessible Room	No requirement specified	23.58m ²	Yes
Level 2			
20 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	17.12 m ²	Yes
1 x Studio (Type 3)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	18.77 m ²	Yes
3 x 2 bedroom cluster room	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen + 15m ² communal living)	51.62 m ²	Yes
1 x 5 bedroom cluster room	68.5m ² (27m ² five rooms + 11.6m ² five ensuites + 6.5m ² kitchen + 15m ² communal living)	114.31 m ²	Yes
2 x Accessible Room	No requirement specified	25.03 m ²	Yes
Level 3			
22 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	17.12 m ²	Yes
1 x Studio (Type 3)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	18.77 m ²	Yes
3 x 2 bedroom cluster room	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen + 15m ² communal living)	51.62 m ²	Yes
1 x 5 bedroom cluster room	68.5m ² (27m ² five rooms + 11.6m ² five ensuites + 6.5m ² kitchen + 15m ² communal living)	114.31 m ²	Yes
2 x Accessible Room	No requirement specified	25.03 m ²	Yes
Level 4			
22 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	17.12 m ²	Yes
1 x Studio (Type 3)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	18.77 m ²	Yes

3 x 2 bedroom cluster room	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen +15m ² communal living)	51.62 m ²	Yes
1 x 5 bedroom cluster room	68.5m ² (27m ² five rooms + 11.6m ² five ensuites + 6.5m ² kitchen +15m ² communal living)	114.31 m ²	Yes
2 x Accessible Room	No requirement specified	25.03 m ²	Yes
Level 5			
22 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	17.12 m ²	Yes
1 x Studio (Type 3)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	18.77 m ²	Yes
3 x 2 bedroom cluster room	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen +15m ² communal living)	51.62 m ²	Yes
1 x 5 bedroom cluster room	68.5m ² (27m ² five rooms + 11.6m ² five ensuites + 6.5m ² kitchen +15m ² communal living)	114.31 m ²	Yes
2 x Accessible Room	No requirement specified	25.03 m ²	
Level 6			
18 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	17.12 m ²	Yes
2 x 2 bedroom Cluster	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen +15m ² communal living)	52.32 m ²	Yes
1 x Accessible Room	No requirement specified	25.03 m ²	Yes
Level 7			
18 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	17.12 m ²	Yes
2 x 2 bedroom Cluster	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen +15m ² communal living)	52.32 m ²	Yes
1 x Accessible Room	No requirement specified	25.03 m ²	Yes
BLOCK 10			
Level 1			
1 x 4 bedroom Cluster	60.1m ² (27m ² four rooms + 11.6m ² four ensuites + 6.5m ² kitchen +15m ² communal living)	109.23 m ²	Yes
Level 2			
1 x Studio (Type 1)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	20.48 m ²	Yes
1 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	16.34 m ²	Yes
1 x 3 bedroom Cluster	51.7m ² (21.5m ² three rooms + 8.7m ² three ensuites + 6.5m ² kitchen +15m ² communal living)	68.07 m ²	Yes
1 x Accessible Room	No requirement specified	23.64 m ²	Yes
Level 3			
2 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	20.48 m ²	Yes
3 x 2 bedroom Cluster	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen +15m ² communal living)	16.34 m ²	Yes
1 x 6 bedroom Cluster	76.9m ² (32.5m ² six rooms + 14.5m ² six ensuites + 6.5m ² kitchen +15m ² communal living)	68.07 m ²	Yes
1 x Accessible Room	No requirement specified	23.64 m ²	Yes
Level 4			
2 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	16.34 m ²	Yes

3 x 2 bedroom Cluster	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen +15m ² communal living)	50.60 m ²	Yes
1 x 6 bedroom Cluster	76.9m ² (32.5m ² six rooms + 14.5m ² six ensuites + 6.5m ² kitchen +15m ² communal living)	133.92 m ²	Yes
1 x Accessible Room	No requirement specified	23.64 m ²	Yes
Level 5			
2 x Studio (Type 2)	15.4m ² (10.5m ² room + 2.9m ² ensuite + 2m ² kitchenette)	16.34 m ²	Yes
3 x 2 bedroom Cluster	43.3m ² (16m ² two rooms + 5.8m ² two ensuites + 6.5 kitchen +15m ² communal living)	50.60 m ²	Yes
1 x 6 bedroom Cluster	76.9m ² (32.5m ² six rooms + 14.5m ² six ensuites + 6.5m ² kitchen +15m ² communal living)	133.92 m ²	Yes
1 x Accessible Room	No requirement specified	23.64 m ²	Yes

Table 5 – Indoor Communal Areas.

Indoor Communal Area Requirements	Indoor Space Calculation	Proposed	Complies
<p>Living area a minimum of 15sqm with a further 15sqm provided for each additional 12 people thereafter.</p> <p>For multi-storey boarding houses, consideration should be given to providing separate communal areas*</p> <p>Communal indoor area should have northerly aspect and located with minimal impact on adjoining properties for noise generation.</p>	BLOCK 3B/3C		
	211 people proposed (211/12 = 17.58 person) x 15 m ² (+15 m ²) = 278.75 m ²	Total = 360 m ²	Yes
	Level 2	76.88 m ²	Communal areas have been provided at each level that exceed the requirement for each floor
	Level 3	75.77 m ²	
	Level 4	75.77 m ²	
	Level 5	75.78 m ²	
	Level 6	55.96 m ²	
	BLOCK 10		
56 people proposed = 4.67persons x 15 m ² (+15 m ²) =85.05 m ²	Total = 115.37 m ²	Yes	
Level 1	73.10 m ²	Communal area has a northerly and s have westerly aspect and achieve adequate solar access.	
Level 2	42.27 m ²		

Table 6 – Outdoor Communal Areas.

Outdoor Communal Area Requirements	Proposed	Complies
20sqm of communal and partly covered outdoor space should be provided preferably at ground level in a courtyard area	122.38sqm roof terrace provide to level 6 of Block 3C	Yes
Communal outdoor space should be connected to indoor spaces such as kitchens and living areas. BBQ area are encouraged	The outdoor area continues directly from the internal communal area on level 6	Yes
The outdoor area should be north facing and provide at least 50% of the area during the 9am and 3pm winter solstice.	The outdoor area is positioned in the south west corner of the site.	Yes – the outdoor area achieves over 3 hours of sunlight access in mid winter (21 June)