

Attachment 9 – Planning Compliance Assessment

Residential development		
Land use	Nursing Home 'AA' (discretionary) use	Discretionary
Plot ratio	R40 = 0.6 Total lot size = 2833 Permitted plot ratio = 1699.8 square metres	Proposed plot ratio = 3,057 square metres or 1.08
Street setback	Residential Design Codes Table 1: Duncan Street: 4 metre setback required Shepperton Road: 1 metre setback required	Duncan Street: 2.1 metre setback to ground floor and 0.9 metre setback to upper floors Shepperton Road: 2.1 metre setback to ground floor, 1 metre setback to first floor and 0.9 metre setback to upper floors
Building setbacks/boundary wall	Residential Design Codes Table 2a and 2b and Figure 4e: North-East: Basement boundary wall – permitted length 30.68 metres, maximum height 3.5 metres Ground floor – 1.2 metres First floor – 1.7 metres Second floor – 3 metres Third floor – 4 metres South-East: Basement – 1.5 metres Ground floor – 2.3 metres First floor – 3 metres/4.5 metres Second floor – 5 metres/8.5 metres	North-East: Basement boundary wall – proposed length 20.9 metres, maximum height 2.7 metres Ground floor – 3.08 metres First floor – 3.2 metres Second floor – 3 metres Third floor – 3 metres South-East: Basement – 2.9 metres Ground floor – 3.2 metres First floor – 3.1 metres/6.2 metres Second floor – 6.6 metres/9.4 metres

	Third floor – 6.2 metres/2 metres/10.5 metres	Third floor – 8.8 metres/6.6 metres/12.9 metres
Building heights	Residential R40 – 2 Storeys	4 Storeys and Roof Terrace
Retaining walls	Residential Design Codes Retaining walls greater than 0.5m in height setback from lot boundaries in accordance with the setback provisions of Table 1.	2.2 metres high maximum along Shepperton Road frontage.
Landscaping	<p>LPP3 Clause 11 b) A minimum of 25% of the site area is to be landscaped and a minimum of 50% of the front setback area is to be soft landscaping.</p> <p>25% of site area = 708.25 square metres</p> <p>,=</p> <p>50% of front setback area = 140 square metres</p>	<p>25.27% of site area proposed to be landscaped = 601.6 square metres on ground floor + 114.5 square metres on roof terrace = 716.1 square metres</p> <p>52.6% of front setback area proposed to be landscaped or 147.5 square metres</p>
Privacy	LPP 3 Clause 6 – a) All major openings to operational rooms or amenities frequented by staff/customers of the development...be setback, in direct line of sight, a minimum of 6.0 metres from the boundary of the adjoining residential property or be provided with permanent vertical screening to a minimum height of 1.6 metres above the finished floor level.	Rooms 06/07, 47, 82, 116 propose a 4.5 metre cone of vision to the adjoining north-east property.

	<p>b) All unenclosed outdoor spaces where the finished floor level is raised 0.5 metres or more above natural ground level...be setback, in direct line of sight, a minimum 7.5 metres from the boundary of the adjoining residential property or provided with a permanent vertical screening to a minim height of 1.6 metres above the finished floor level.</p>	<p>Balconies all provided with translucent screening to 1.6 metres.</p>
<p>Parking and access</p>	<p>LPP23 Institutional home/nursing home: 1 for every 40 square metres of net administration/office floor area and consulting/treatment areas, plus 1 for every 3 beds provided.</p> <p>Total 600 square metres of net administration/office area and consulting/treatment areas, plus 120 beds equals 55 car bays.</p> <p>Where tandem car parking is proposed for a non-residential use, only one of the two tandem car bays shall be calculated as part of the approved car parking requirement for the development.</p>	<p>Total 55 car bays provided on site, however 4 tandem car bays are proposed.</p> <p>Total 51 car bays</p>
<p>Solar access</p>	<p>Residential Design Codes R40 – 35% of the adjoining properties site area</p>	<p>22.62%</p>
<p>Location of Vehicular Access and Provision of Boundary Fencing</p>	<p>LPP3 Clause 11 f) Where a vehicular access way or car parking area is located adjacent to any</p>	<p>0.8 metre landscaping strip proposed.</p>

	<p>residential proposed and is unable to be relocated elsewhere, it shall be setback behind a barrier to protect neighbouring boundary fencing that incorporates a planted perimeter strip of at least 1.0 metre in width between the car parking/vehicular access way and any adjoining residential property.</p>	
<p>Location of Building Services and Bin Storage Areas</p>	<p>LPP3 Clause 9</p> <p>a) Delivery, loading and building services areas are to be located such that they are not visible from the street or adjoining residential properties.</p> <p>b) Bin storage areas are to be appropriately screened and located so that they do not harm the amenity of surrounding residential properties by way or nuisance, noise, odours or other impacts.</p>	<p>Bin storage and collection is proposed within the basement.</p>
<p>Antisocial Behaviour and Crime Prevention</p>	<p>LPP3 Clause 10</p> <p>The development should demonstrate that it has been designed and will operate in a manner that does not encourage crime or antisocial behaviour to occur. Non-residential development should be designed in accordance with relevant Crime Prevention through Environmental Design (CPTED) principles, having regard to the Policies adopted by Council as well as relevant State Planning Guidelines, to address</p>	<p>CPTED design principles have been incorporated into the design of the proposed development.</p>

	<p>matters including propensity for crime and antisocial behaviour to occur, personal safety, passive surveillance, vandalism/graffiti etc. Roller doors/shutters will not be acceptable in any instance.</p>	
<p>Signage</p>	<p>LPP 3 Clause 12 All signage associated with the non-residential development should be detailed as part of the development application for the main (re)development. Where final specifications are unknown, a sign age strategy identifying the location, size and type of external advertising sign age to be installed on the building/site is to be submitted to Council as part of the development application.</p>	<p>Details of the proposed signage has been provided as part of the development application. The proposed signage meets the deemed to comply requirements of the Town's Local Planning Policy No. 38 – Signs.</p>