

60-64 Showground Road Gosford – State Environmental Planning Policy (Housing) 2021 - Part 5 Housing for Seniors and People with a Disability 2021 - Compliance Table

PROVISION	RESPONSE
Division 3 – Development standards	
<p>84 Development Standards General</p> <p>(2) Development consent must not be granted for development to which this section applies unless—</p> <p>(a) the site area of the development is at least 1,000m², and</p> <p>(b) the frontage of the site area of the development is at least 20m measured at the building line, and</p> <p>(c) for development on land in a residential zone where residential flat buildings are not permitted—</p> <p style="padding-left: 40px;">(i) the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and</p> <p style="padding-left: 40px;">(ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m—the servicing equipment complies with subsection (3), and</p> <p style="padding-left: 40px;">(iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.</p> <p>(3) The servicing equipment must—</p> <p>(a) be fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p>	<p>The site has an area of 2437m² with a frontage to Showground Road of 60.35m</p> <p>Not applicable. The site is zoned B4 Mixed Use pursuant to State Environmental Planning Policy (Precincts - Regional) 2021.</p> <p>Servicing equipment is integrated into the design and suitably screened from public spaces. Services are located as far as possible in the building basement and on the ground floor.</p>

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<p>(b) be limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(c) not result in the building having a height of more than 11.5m.</p>	<p>The location of services does not contribute to the overall height of the building. The site is identified on the Height of Buildings Map as having a maximum permissible building height of 18 metres. The proposed development exceeds the 18m height limit by a maximum of 4.1m on southern side. Because of the height non-compliance, the proposal is subject to the provisions of clauses 5.45 and 5.46 of SEPP (Precincts Regional 2021) that allow for variation to the nominal floor space and building height controls where that development achieves design excellence. The proposed building achieves design excellence, and the building height proposed is acceptable.</p>
<p>85 Development standards for hostels and independent living units</p> <p>(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.</p> <p>(2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.</p>	<p>The proposed specialist disability accommodation (SDA) has been designed to comply with the standards concerning accessibility and useability for hostels and independent living units and additional standards for independent living units as set out in Schedule 4. The intent of the SDA is to assist people who currently receive National Disability Insurance Scheme (NDIS) funding.</p> <p>The SDA units and design of facilities for disabled persons will also comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, or as amended) and the <i>Disability Discrimination Act 1992</i> (as amended).</p>
<p>86 Development standards for seniors housing—Zones RE2, SP1, SP2 and RU5</p>	<p>Not applicable. The site is zoned B4 Mixed Use pursuant to State Environmental Planning Policy (Precincts - Regional) 2021.</p>
<p>87 Additional floor space ratios</p> <p>This section applies to development for the purposes of seniors housing on land to which this Part applies if—</p> <p>(a) development for the purposes of a residential flat building or shop top housing is permitted on the land under another environmental planning instrument, or</p> <p>(b) the development is carried out on land in Zone E2 Commercial Centre or Zone B3 Commercial Core.</p>	<p>The site is zoned B4 Mixed Use pursuant to State Environmental Planning Policy (Precincts - Regional) 2021. Shop top housing is permitted with consent in the zone – see discussion below.</p>

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<p>(2) Development consent may be granted for development to which this section applies if—</p> <p>(a) the site area of the development is at least 1,500m², and</p> <p>(b) the development will result in a building with the maximum permissible floor space ratio plus—</p> <p>(i) for development involving independent living units—an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units, or</p> <p>(ii) for development involving a residential care facility—an additional 20% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the residential care facility, or</p> <p>(iii) for development involving independent living units and residential care facilities—an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units or a residential care facility, or both, and</p> <p>(c) the development will result in a building with a height of not more than 3.8m above the maximum permissible building height.</p>	<p>The site has an area of 2437m² with a frontage to Showground Road of 60.35m</p> <p>Pursuant to Part 5.5 of State Environmental Planning Policy (Precincts - Regional) 2021, the maximum permitted FSR for the site is 3.84:1 as set out in Clause 5.46 (2) of the SEPP. The proposed FSR for the site is 3.16:1. FSR is discussed in detail on page 33 of the SEE submitted with the DA.</p> <p>Building height is discussed in detail on page 32 of the SEE submitted with the DA. The proposed development exceeds the 18m height limit by a maximum of 4.1m on southern side. Because of the height non-compliance, the proposal is subject to the provisions of clauses 5.45 and 5.46 of SEPP (Precincts Regional) that allow for variation to the nominal floor space and building height controls where that development achieves design excellence.</p> <p>The proposed building is considered to achieve design excellence and the building height proposed is acceptable.</p>
<p>88 Restrictions on occupation of seniors housing</p> <p>1) Development permitted under this Part may be carried out for the accommodation of only the following—</p> <p>(a) seniors or people who have a disability,</p> <p>(b) people who live in the same household with seniors or people who have a disability,</p> <p>(c) staff employed to assist in the administration and provision of services to housing provided under this Part.</p>	

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(2) Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.	The proponent is willing to accept a condition ensuring that the specialist disability accommodation (SDA) is used exclusively by people with a disability. The intent of the SDA is to assist people who currently receive National Disability Insurance Scheme (NDIS) funding.
<p>89 Use of ground floor of seniors housing in business zones</p> <p>(1) This section applies to a building used for the purposes of seniors housing on land in a business zone.</p> <p>(2) Development consent must not be granted for development under this Part unless the part of the ground floor of the building that fronts a street will not be used for residential purposes.</p> <p>(3) Subsection (2) does not apply to a part of a building that—</p> <p>a) faces a service lane that does not require active street frontages, or</p> <p>b) is used for 1 or more of the following purposes—</p> <p>(i) a lobby for a residential, serviced apartment, hotel or tenanted component of the building,</p> <p>(ii) access for fire services,</p> <p>(iii) vehicular access.</p> <p>(4) Subsection (2) does not apply if another environmental planning instrument permits the use of the ground floor of the building for residential purposes.</p>	The SDA is proposed to occupy the fifth floor of the building. The ground floor is to accommodate 91m ² retail area, 886m ² area for medical uses including GP clinic, pharmacy, radiology and pathology, outdoor seating area and secure building entry.
<p>90 Subdivision</p> <p>1) Development consent may be granted for the subdivision of land on which development has been carried out under this Part.</p> <p>2) Development consent must not be granted for the subdivision of a building resulting from development carried out under this Part on land in Zone E2 Commercial Centre or Zone B3 Commercial Core.</p>	Not applicable. No subdivision is proposed.

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<p>91 Fire sprinkler systems in residential care facilities</p> <p>(1) A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system.</p> <p>(2) Development for the purposes of the installation of a fire sprinkler system in a residential care facility may be carried out with development consent.</p>	<p>A fire sprinkler plan is attached.</p>
<p>92 Development on land used for the purposes of an existing registered club</p>	<p>Not applicable.</p>
<p>Division 4 - Site-related requirements</p>	
<p>93 Location and access to facilities and services—-independent living units</p> <p>(1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—</p> <p>(a) by a transport service that complies with subsection (2), or</p> <p>(b) on-site.</p> <p>(2) The transport service must—</p> <p>(a) take the residents to a place that has adequate access to facilities and services,</p> <p>(c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.</p> <p>(3) For the purposes of subsections (1) and (2), access is adequate if—</p> <p>(a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and</p> <p>(b) the distance is accessible by means of a suitable access pathway, and</p> <p>(c) the gradient along the pathway complies with subsection (4)(c).</p>	<p>The site is well located in relation to services and facilities. Gosford Hospital adjoins the site immediately to the north. Gosford Railway Station is approximately 200m to the south with a main entry off Showground Road. A footpath exists on Showground Road outside the site which extends to Gosford station.</p>

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94 Location and access to facilities and services—residential care facilities	Not applicable. The proposal does not include a residential care facility.
95 Water and sewer (1) A consent authority must not consent to development under this Part unless the consent authority is satisfied the seniors housing will— (a) be connected to a reticulated water system, and (b) have adequate facilities for the removal or disposal of sewage.	The proposed development will connect to existing water and sewer services in Showground Road.
Division 5 - Design requirements	
97 Design of in-fill self-care housing In determining a development application for development for the purposes of in-fill self-care housing, a consent authority must consider the <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> , March 2004, published on the Department's website.	<p>The Seniors Living Policy – Urban design guidelines for infill development have been prepared to assist in the design and assessment of development applications for infill development under SEPP (Seniors Living) 2004. Consent authorities are required to take the guidelines into consideration when assessing application for infill development under the policy. There are 5 sections in the document:</p> <ol style="list-style-type: none"> 1. Improving neighbourhood fit 2. Improving site planning and design 3. Reducing impacts on streetscape 4. Reducing impacts on neighbouring properties 5. Improving internal site amenity <p>Improving neighbourhood fit</p> <p><i>New developments that increase residential densities need not be out of character with their surroundings</i></p> <p>The residential component of the proposed development is limited to 7 specialist disability accommodation units on level 5. Overall, the building represents a considered response to the opportunities and constraints presented by the site, its context and setting. The proposal has been subject to</p>

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	<p>a rigorous design excellence process, and its design is consistent with the development controls for the site and desired future character of the area.</p> <p>Improving site planning and design</p> <p><i>Site planning and design must respond to multiple challenges, providing new dwellings that feature a high level of amenity.</i></p> <p>Design of the SDA has been driven by the need to optimise internal amenity and minimise impacts on neighbours. Units achieve good solar access and cross ventilation with open space associated with the SDA oriented towards the Showground Road (eastern) frontage, away from neighbouring properties.</p> <p>Building setbacks and separation provide good amenity for building occupants including daylight, outlook, visual privacy, acoustic amenity, ventilation, wind mitigation and view sharing.</p> <p>Reducing impacts on streetscape</p> <p><i>New infill developments need to achieve an harmonious fit with the existing streetscape character or desired future character.</i></p> <p>The SDA is located on level 5 and has no direct interface with the street at ground level. More broadly, the proposed development introduces an active street frontage to Showground Road, offering direct pedestrian access off the primary street frontage. The proposed setbacks, proportioning and materials to be used will enhance the quality of the public domain and ensure the development contributes positively to the streetscape.</p> <p>Reducing impacts on neighbouring properties</p> <p><i>Impacts can be reduced amenity for neighbours unless the development is carefully designed.</i></p> <p>The SDA has been designed to properly consider the visual and acoustic privacy of adjacent neighbours. Balconies and windows on the western façade are limited in size to reduce overlooking. Perimeter landscaping of the roof level</p>

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	<p>open space area will also reduce the opportunity to overlook adjoining neighbours and direct views further afield.</p> <p>Shadow diagrams provided with the architectural drawing set demonstrate that the additional height of the building will result in negligible additional overshadowing and the building does not overshadow any nominated open spaces.</p> <p>Improving internal site amenity</p> <p><i>Amenity within any residential development depends on key factors like privacy, safety and security, and the useability and attractiveness of the living environment.</i></p> <p>The SDA is designed to achieve a high level of internal amenity which is promoted through generous unit sizes, good solar access and cross ventilation as well as access to an extensive landscaped roof top area. During the design phase the café at ground level was repositioned close to centre of Showground Road frontage to increase the activation and passive surveillance along Showground Road.</p> <p>The entry lobby width was also increased and building entry reconfigured to provide a stronger visual connection with the street and enhance public safety.</p>
<p>98 Design of seniors housing</p> <p>A consent authority must not consent to development for the purposes of seniors housing unless the consent authority is satisfied that the design of the seniors housing demonstrates adequate consideration has been given to the principles set out in Division 6.</p>	<p>Design principles are discussed below</p>
<p>Division 6 - Design principles</p>	
<p>99 Neighbourhood amenity and streetscape</p> <p>Seniors housing should be designed to—</p>	<p>The proposed development represents a considered response to the opportunities and constraints presented by the site, its context and setting as</p>

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<p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of—</p> <ul style="list-style-type: none"> (i) the location's current character, or (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by—</p> <ul style="list-style-type: none"> (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and (h) prevent the construction of a building in a riparian zone.</p>	<p>well as the future uses within the building, and to date, has been the subject of 3 meetings with the City of Gosford Design Advisory Panel to achieve design excellence.</p> <p>The new building will contribute to the quality and identity of the locality as a health precinct. The design and finishes, along with the proposed integrated landscaping solution, which softens the interface of the building with the public domain and surrounding properties, particularly at street level, creates a high quality built form outcome which significantly improves the public domain in the locality.</p> <p>The building has an active street frontage offering direct pedestrian access off the primary street frontage, enhances the public domain and promotes safety and casual surveillance and is set back in accordance with requirements of Gosford City Centre DCP 2018 to reduce visual bulk and overshadowing impacts on adjoining properties.</p>
<p>100 Visual and acoustic privacy</p> <p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>The SDA has been designed to properly consider the visual and acoustic privacy of adjacent neighbours. Open space associated with the SDA is oriented towards the Showground Road (eastern) frontage with balconies and windows on the western façade limited in size to reduce overlooking. Perimeter landscaping of the roof level open space area will also reduce the opportunity to overlook adjoining neighbours and direct views further afield.</p> <p>Building setbacks and separation provide good amenity for building occupants including daylight, outlook, visual privacy, acoustic amenity, ventilation, wind mitigation and view sharing.</p>

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<p>101 Solar access and design for climate</p> <p>The design of seniors housing should—</p> <p>(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>The SDA has been designed and oriented to ensure good levels of solar access and cross ventilation for future residents. Units achieve 3 hours of direct sunlight between 9am and 3pm at the winter solstice.</p> <p>Shadow diagrams provided with the architectural drawing set demonstrate that the additional height of the building will result in negligible additional overshadowing and the building does not overshadow any nominated open spaces.</p>
<p>102 Stormwater</p> <p>The design of seniors housing should aim to—</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>Concept stormwater plans have been provided as part of the DA package. Stormwater management includes a basement pump out tank such that post development peak flow rates will be equivalent to or less than comparable pre-developed flow rates. Proposed on site stormwater storage is consistent with Central Coast Council requirements.</p>
<p>103 Crime prevention</p> <p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas,</p>	<p>The building has been designed taking into account Crime Prevention Through Environmental Design (CPTED) principles.</p> <p>Active uses are proposed on the ground floor and during the design phase the café was repositioned close to centre of Showground Road frontage to increase the activation and passive surveillance along Showground Road.</p>

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<p>driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> <p>providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	<p>The entry lobby width was also increased and building entry reconfigured to provide a stronger visual connection with the street and reduce the opportunities for crime.</p>
<p>104 Accessibility</p> <p>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>The site has safe pedestrian links to local services and facilities. Gosford Hospital adjoins the site immediately to the north. Gosford Railway Station is approximately 200m to the south with a main entry off Showground Road. A footpath exists on Showground Road outside the site which extends to Gosford station. The building also offers direct pedestrian access off the primary street frontage including a continuous path of travel to the main entrance and building lobby/lift area.</p>
<p>105 Waste management</p> <p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>Waste management facilities are provided at ground floor level. A waste management plan has been prepared in support of the proposed development.</p>