



**Land & Housing
Corporation**

Planning Unit, Land and Housing
Corporation

SENIORS SEPP DESIGN COMPLIANCE TABLE

Guide note:

This checklist is to be used for all Part 5 and Senior Housing Development Applications.

SENIORS SEPP REQUIREMENTS: In-fill Self-Care Housing comprising Self-Contained Dwellings

PROJECT ADDRESS [Insert]:

21 & 23 Phillips Avenue & 5 Richardson Avenue Regents Park

LGA [Insert]:

Cumberland City Council

NOTE: ALL non-compliances are required to be justified. Justification of any non-compliances to be set out after the compliance table. Justifications can only be for planning reasons.

1. Clause 26 – Location and access to facilities requirements:

If a site does not met these requirements the Seniors SEPP does not apply.

Development Standard	Required	Proposed	Complies (Yes/No)
Travel Route Attributes			
Distance to shops, bank service providers and other retail and commercial facilities, community facilities, and the practice of a general medical practitioner OR Distance to public transport taking residents to a place not more than 400m from above facilities, and satisfying frequency requirements below	Not more than 400 m	Not more than 400 m	Yes
Gradient of for distance of suitable accessible pathway, ie sealed footpath or other safe means for access by an electric wheelchair, motorised cart or the like	Overall average gradient 1 in 14, although following gradients acceptable along pathway: i) no more than 1:12 for maximum 15 m at a time	Pathways within acceptable gradient provided	Yes

Development Standard	Required	Proposed	Complies (Yes/No)
	(ii) no more than 1:10 for maximum 5 m at a time (iii) no more than 1:8 for maximum 1.5 m at a time.		
Transport Frequency			
Sydney Statistical Division (includes Gosford-Wyong)	Available to and from site at least once between 8 am and 12 pm per day and at least once between 12 pm and 6 pm Monday to Friday (both days inclusive)		Yes
Other parts of NSW	Available to and from site during daylight hours at least once per day Monday to Friday (both days inclusive)		

2. Clause 40 – Site size and frontage and building height:

Development Standard	Required	Proposed	Complies (Yes/No)
Site size	At least 1,000 m ²		Not applicable to Land and Housing Corporation
Site frontage	At least 20 m		Not applicable to Land and Housing Corporation
Height In zones where residential flat buildings not permitted Buildings located in the rear of site	8 m or less (ground to ceiling level) Building located in rear 25% area of site not to exceed 1 storey		Yes Not applicable to Land and Housing Corporation

3. Clause 41 & Schedule 3 – Access and useability standards for self-contained dwellings:

The following standards apply to all dwellings in seniors housing developments undertaken by the Land and Housing Corporation:

Development Standard	Required	Proposed	Complies (Yes/No)
Siting: Wheelchair access 'Non-sloping' sites ie with gradients entirely <1:10 'Sloping' sites ie with gradients entirely or partially >1:10	100% of ground floor dwellings to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to an adjoining public road. % of ground floor dwellings, equal to % of site with gradient <1:10 or minimum 50% (whichever is greater), to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to driveway or public road that is accessible to all residents.	100% of ground floor dwellings have wheelchair access	Yes
Common areas	All common areas and facilities to have wheelchair accessibility as per AS 1428.1.	All common areas have wheelchair accessibility as per AS 1428.1.	Yes
Security	Pathway lighting to be designed and located to avoid glare and to provide minimum 10 lux at ground level.	Will design at Tender Documentation Stage.	Yes
Letterboxes	To be lockable, located in central position adjacent to street entry or in one or more central locations on a hard standing area and have wheelchair access and circulation by a continuous path of travel (as per AS 1428.1).	Will specify at Tender Documentation Stage	Yes

[illegible]

The following standards only apply to ground floor dwellings in seniors housing developments undertaken by the Land & Housing Corporation:

Development Standard	Required	Proposed	Complies (Yes/No)
Interior: general	Widths of internal corridors and circulation at internal doorways must comply with AS 1428.1.	Internal corridor widths comply with AS 1428.1.	Yes
Bedroom	<p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of a self-contained dwelling—a queen-size bed, and</p>	<p>(a) & (b) provided</p> <p>(c) - (f) will be designed at Tender Documentation Stage</p>	Yes

Development Standard	Required	Proposed	Complies (Yes/No)
	<p>(b) a clear area for the bed of at least:</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>		
Bathroom	<p>At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p>	<p>All units have sanitary facilities in accordance with AS1428.1.</p> <p>Details will be provided at Tender Documentation Stage</p>	Yes

Development Standard	Required	Proposed	Complies (Yes/No)
	<p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>The requirement under item (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility</p>		
Toilet	A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	All ground floor toilets are designed to be visitable	Yes
Surface finishes	Balconies and external paved areas must have slip-resistant surfaces.	Will specify at Tender Documentation Stage.	Yes
Door hardware	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Will specify at Tender Documentation Stage.	Yes
Ancillary items	Switches and power points must be provided in accordance with AS 4299.	Will specify at Tender Documentation Stage.	Yes
Living room and dining room	<p>A living room in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	<p>(a) Provided</p> <p>(b) Will be specified at Tender Documentation Stage</p>	Yes
Kitchen	A kitchen in a self-contained dwelling must have:	Kitchens circulation space are designed to comply with clause	Yes

Development Standard	Required	Proposed	Complies (Yes/No)
	<p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a width at door approaches complying with clause 7 of this Schedule, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>	<p>4.5.2 of AS4299.</p> <p>Fittings, fixtures and appliances will be specified at Tender Documentation stage</p>	
<p>Access to kitchen, main bedroom, bathroom and toilet</p>	<p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	<p>N/A</p>	

Development Standard	Required	Proposed	Complies (Yes/No)
Laundry	<p>A self-contained dwelling must have a laundry that has:</p> <p>(a) a width at door approaches that complies with clause 7 of this Schedule, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	Provided	Yes
Storage for linen	<p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	Complies, details will be provided at Tender Documentation stage	Yes

4. Clause 50 – Standards that cannot be used to refuse consent for self-contained dwellings

Note: Non-compliance with these standards does not require a consent authority to refuse a development application (applied to Part 5 development proposals). However non-compliance requires comprehensive justification in terms of social impact and SEPP objectives.

Development Standard	Required	Proposed	Complies (Yes/No)
Building Height	8 m or less	6.3m to u/side ceiling max 7.8m overall	Yes
Density and Scale	Floor Space Ratio SL SEPP 0.5:1 Auburn Council LEP N/A	0.51:1	Yes
Landscaped Area	Minimum 35 m ² per dwelling	536 m ²	Yes
Deep Soil Zone	Minimum 15% of area of site. Minimum two thirds to be at rear of site. Minimum dimension 3 m.	317 m ² 190.3 m ²	Yes Yes
Solar Access	70% of living areas & main private open space to receive minimum 3 hrs sunshine between 9 am and 3 pm at mid-winter.	100%	Yes
Private Open Space	Ground level: Minimum 15 m ² per dwelling. One area minimum 3 m x 3 m, accessible from living area.	ground floor units >15 m ²	Yes
	Upper level/s: 1 bedroom: Minimum 6 m ² . Minimum dimension 2 m.	1 bed first floor > 6 m ²	Yes
	2 or more bedrooms: Minimum 10 m ² . Minimum dimension 2 m.	2 bed first floor >= 10 m ²	Yes
Car parking	Minimum 1 car space for each 5 dwellings (Housing NSW concession)	6 provided with 3 to AS2890.6	Yes





Justification For Variations (*if applicable*)

Item	% Non Compliance	Justification