

REF Compliance Tables

Table 1 Compliance with section 84(2)(c)(iii), 85, 88, 89 of the Housing SEPP 2021

Provision	Compliance
84 Development standards – general	
<p>(2) Development consent must not be granted for development to which this section applies unless –</p> <p>(c) for development on land in a residential zone where residential flat buildings are not permitted –</p> <p>(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>Not applicable, the proposed development is two storeys only.</p>
85 Development standards for hostels and independent living units	
<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>Note – Development standards concerning accessibility and usability for residential care facilities are not specified in this Policy. For relevant standards, see the <i>Building Code of Australia</i>.</p>	<p>The proposed development complies with the standards specified in Schedule 4 with the exception of clause 5 as demonstrated in Table 3 below, and <i>Appendix M</i>.</p> <p>Noted</p>
88 Restrictions on occupation of seniors housing	
<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> <p>(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.</p>	<p>Complies. Identified requirement no. 74 is recommended to ensure the development is only used to accommodate persons described 1(a)-(c). Refer to Activity Determination.</p>

Provision	Compliance
89 Use of ground floor of seniors housing in business zones	
<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> <ul style="list-style-type: none"> (a) faces a service lane that does not require active street frontages, or (b) is used for 1 or more of the following purposes — <ul style="list-style-type: none"> (i) a lobby for a residential, serviced apartment, hotel or tenanted component of the building, (ii) access for fire services, (iii) vehicular access. <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>	<p>Not applicable, the site is not in a business zone.</p>

Table 2 Consideration of Non-discretionary standards for Independent Living Units (Section 108 of Housing SEPP)

Provision	Compliance
108(2) The following are non-discretionary development standards in relation to development for the purposes of independent living units –	
(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building	Maximum height 8.9m
(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m – (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m.	Not applicable, the development will not have servicing equipment on the roof which would result in the building exceeding 9.5m in height.
(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less	Proposed FSR calculated using the definition of GFA under the Housing SEPP: 0.58:1 (746m ²) Proposed FSR calculated using the definition of GFA under the Bayside LEP 2021: 0.55:1 (704m ²) Does not comply – refer to section 5.1.3 of the REF for an assessment of the proposed variation.
(d) for a development application made by a social housing provider – at least 35m ² of landscaped area per dwelling	Required: 350m ² Provided: 394m ²
(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site	Required: 192m ² (15%) Provided: 229m ² (17.8) with 159m ² (69%) provided at the rear. Minimum 3m dimension achieved.
(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces	80% of all units achieve a minimum 3 hours solar access to living areas and 90% of units achieve 3 hours to private open space. This is in excess of the requirements under (g).
(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building – (i) at least 15m ² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor	Unit 1: 15m ² Unit 2: 24m ² Unit 3: 39m ² Unit 4: 47m ² Unit 5: 102m ² All areas of POS have a minimum 3m x 3m paved area and are directly accessible from the living area.
(i) for a dwelling in a multi-storey building not located on the ground floor – a balcony accessible from a living area with minimum dimensions of 2m and – (i) an area of at least 10m ² , or (ii) for each dwelling containing 1 bedroom – an area of at least 6m ²	<u>1-bedroom:</u> Unit 6: 9m ² Unit 7: 8m ² Unit 8: 8m ² Unit 10: 10m ² <u>2-bedroom:</u> Unit 9: 12m ²

	All areas of POS have a minimum dimension of 2m and are directly accessible from the living area.
(j) for a development application made by, or made by a person jointly with, a social housing provider – at least 1 parking space for every 5 dwellings	4 car parking spaces for 10 dwellings, including two accessible parking spaces.

Table 3 Standards concerning accessibility and useability for hostels and independent living units [Schedule 4]

Development Standard (Schedule 4)		Comment
2. Siting Standards		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
Wheelchair access 'Non-sloping' sites i.e. with gradients entirely <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	100% of ground floor units have accessible paths of travel in accordance with AS1428.1 to the front boundary.
Wheelchair access 'Sloping' sites i.e. with gradients entirely or partially >1:10	% 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 AS1428.1 to driveway or public road that is accessible to all residents	Not applicable, as the site does not have a gradient of more than 1 in 10.
Common areas	All common areas and facilities to have wheelchair accessibility as per AS1428.1	All common areas have accessible paths of travel in accordance with AS1428.1.
3. Security		
Pathway lighting	Pathway lighting to be designed and located to avoid glare for pedestrians and adjacent dwellings and to provide min 20 lux at ground level	All lighting will be designed as per requirements at tender stage (subject to Identified Requirements).
4. Letterboxes		
Letterboxes	To be lockable, located in central location 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 AS1428.1)	Letterboxes have been provided in one location at the Birdwood Avenue main pedestrian entrance. The letterboxes are adjoined by a hardstand area and have wheelchair access and circulation by a continuous path of travel in accordance with AS1428.1.
5. Private car accommodation		
Disabled car parking	Car parking spaces must comply with the requirements for parking for persons with a disability set out in AS2890.6 and at least 10% of the total number of car parking spaces (or at least 1 space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8m.	Two accessible car parking spaces are provided. Parking space 1 has been designed to reflect a configuration in keeping with AS2890.6 (2009) including a surface with 1:40 maximum grade. However, Parking space 4 does not strictly comply with AS2890.6 as it is not provided with a shared zoned.

Development Standard (Schedule 4)		Comment
		The proposed variation is discussed further in Section 5.1.2 of the REF.
Garages	Must have power-operated door or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	Not applicable, as the proposal does not incorporate garages.
6. Accessible entry		
Accessible entry (every entry, whether front entry or not):	Must comply with clauses 4.3.1 and 4.3.2 of AS4299	All entries comply with external doorways to be designed to comply with AS1428.1 where flush access is not provided at tender stage (subject to Identified Requirements).
7. Interior: general		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	<p>Internal doorways must have a minimum clear opening that complies with AS1428.1.</p> <p>Internal corridors must have a minimum unobstructed width of 1,000mm.</p> <p>Circulation space at approaches to internal doorways must comply with AS1428.1.</p>	Internal doorways comply with AS 1428.1 and all internal corridors have a minimum width of 1700m. Circulation spaces comply as verified in Appendix G .
8. Bedroom		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	<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>(b) a clear area for the bed of at least:</p> <p>(i) 1,200mm wide at the foot of the bed, and</p> <p>(ii) 1,000mm 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 1 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</p>	<p>The main bedroom within each unit offers adequate circulation areas as demonstrated on the floor plans in Appendix A and verified in Appendix G.</p> <p>Additional requirements listed are to be incorporated as Identified Requirements and implemented during detailed design.</p>

Development Standard (Schedule 4)		Comment
	door and a general power outlet beside the telephone outlet, and (f) wiring to allow a potential illumination level of at least 300 lux	
9. Bathroom		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	<p>At least 1 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 AS1428.1:</p> <p>(a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS1428.1, (c) a shower that complies with AS1428.1, except that the following must be accommodated either immediately or in the future: (i) a grab rail, (ii) portable shower head, (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (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>	<p>The bathroom within each unit provides an arrangement in keeping with AS1428.1 (2009), as verified in <i>Appendix G</i>.</p> <p>Additional requirements listed are to be incorporated and implemented during detailed design as required by Identified Requirement No. 73.</p>
10. Toilet		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	A dwelling must have at least 1 toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS4299	All ground floor dwellings will be provided with a visitable toilet within the combined bathroom / laundry that complies with AS4299.
11. Surface finishes		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	Balconies and external paved areas must have slip-resistant surfaces	Will be required to comply (refer to Identified Requirement No.73).
12. Door hardware		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	Door handles and hardware for all doors (including entry doors and other external doors) must be	Will be required to comply (refer to Identified Requirement No.73).

Development Standard (Schedule 4)		Comment
	provided in accordance with AS4299	
13. Ancillary items		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	Switches and power points must be provided in accordance with AS4299	Will be required to comply (refer to Identified Requirement No.73).
15. Living and dining room		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	<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 AS4299, 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>All living rooms comply with circulation requirements.</p> <p>Identified Requirement No. 73 requires compliance with the requirements of (a) & (b).</p>
16. Kitchen		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	<p>A kitchen in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS4299, 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 AS4299:</p> <p>(i) benches that include at least one work surface at least 800mm 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 300mm of the front of a work surface, and</p>	<p>Kitchens within each unit are an L-shape arrangement and therefore comply with circulation requirements.</p> <p>Identified Requirement No. 73 requires compliance with the requirements of (c) - (e).</p>

Development Standard (Schedule 4)		Comment
	(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed	
17. Access to kitchen, main bedroom, bathroom and toilet		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level	Not applicable, as dwellings are not multi-storey.
18. Lifts in Multi-storey buildings		
Note: not applicable to a development application made by, or by a person jointly with, a social housing provider pursuant to clause 85(2).		
	In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.	Not applicable however a lift has been provided for access between levels in the development. The overall shaft and car size is capable of compliance with accessibility requirements, as verified in <i>Appendix G</i> .
19. Laundry		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	A self-contained dwelling must have a laundry that has: (a) width at door approaches that complies with cl.7 of this Schedule, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300mm, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling	Laundries are located within the bathroom of each unit and are provided with adequate circulation space. An accessible path of travel is available to the clothes line for each unit, as verified in <i>Appendix G</i> . Additional requirements listed are to be incorporated and implemented during detailed design as required by Identified Requirement No. 73.
20. Storage for linen		
Note: consideration only required for ground floor units in accordance with clause 85(2)		
	A self-contained dwelling must be provided with a linen storage in accordance with Clause 4.11.5 of AS 4299	Linen storage (min 600mm wide) will be available in all of the proposed dwellings.
21. Garbage		
	A garbage storage area must be provided in an accessible location	One bin storage area has been provided at the rear of the development, in a central location that will be accessible for all residents.