

## APPENDIX C

### State Environmental Planning Policy (Housing for Seniors or People with a Disability)

| Cl.                                     | Dev't Standard   | Requirement  | Proposal  | Yes /No |
|---|--|--|---|---------|
| <b>Part 2 Site-related requirements</b> |  |  |   |         |
| 26                                      | Location and access to facilities  | (a) Access to shops, bank service providers and other retail and commercial services that residents may reasonably require, and<br>(b) community services and recreation facilities, and<br>(c) the practice of a general medical practitioner.  | Regular Red Bus service to major centres such as The Entrance, Westfield Tuggerah and Wyong.<br><br>See further discussion within body of report.                                   | Yes     |
| 27                                      | Bush fire prone land   | N/A – No bushfire prone land in the vicinity of the site.  | N/A   | N/A     |
| 28                                      | Water and sewer  | Housing must be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.  | Connection to the reticulated water and sewerage systems is available. Requirements under the Water Management Act to accompany any development consent.                            | Yes     |
| 29                                      | Consent authority to consider certain site compatibility criteria for development applications to which clause 24 does not apply | Proposed development must be compatible with the surrounding land uses having regard to the following criteria:<br>- The natural environment and the existing uses and approved uses of land in the vicinity of the proposed development.<br>- The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services).<br>- The impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development. | The site is located within an established residential zone, which contains a mix of low, medium and high density residential dwellings and residential flat buildings.              | Yes     |
|   |  |  | Regular bus services available to nearby local, district and regional centres. Power, communications, water and sewer services are available.                                       | Yes     |
|   |  |  | The development is in keeping with development permissible in the 2(c) and 2(d) zones. Bulk, scale and built form have been assessed by the SEPP 65 DRP and found to be acceptable. | Yes     |
| Cl.                                     | Dev't Standard   | Requirement  | Proposal  | Yes /No |
| <b>Part 3 Design requirements</b>       |  |  |   |         |
| 30                                      | Site analysis  | Applicant has taken into account a site analysis prepared in accordance with this clause.  | Comprehensive site analysis submitted with the application in accordance with clause 30.  | Yes     |
| 31                                      | Design of in-fill self-care housing  | Compliance with the provisions of the Seniors Living Policy: Urban Design Guideline for Infill Development.  | Document has been addressed by the applicant & found to be satisfactory (see Appendix E)  | Yes     |

|    |                                       |  |  |   |
|----|---------------------------------------|--|--|---|
| 32 | Design of residential development     | The proposed development must demonstrate that adequate regard has been given to the principles set out in Division 2 (cl 33-39).  | See clauses 33-39 below.   | Yes   |
| 33 | Neighbourhood amenity and streetscape | <p>(a) recognise the desirable elements of the location's current character (or, where undergoing a transition, the desired future character) so that new buildings contribute to the quality and identity of the area,</p> <p>(b) retain, complement and sensitively harmonise with any heritage areas in the vicinity and any relevant heritage items,</p> <p>(c) maintain reasonable neighbourhood amenity and appropriate residential character by:</p> <p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line,</p> <p>(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and</p> <p>(f) retain, wherever reasonable, major existing trees, and</p> <p>(g) be designed so that no building is constructed in a riparian zone.</p> | <p>Long Jetty is undergoing a transition from single to multi-unit developments generally 2-3 storeys in height. The proposed 3 storey development will contribute to the future character as an area for medium and high density housing.</p> <p>There are no heritage items in the vicinity of the site.</p> <p>The development incorporates increased setbacks on the side and rear boundaries.</p> <p>The site is flat and therefore no particular design elements are required to accommodate the natural land form.</p> <p>A 2 storey element is proposed at the street front.</p> <p>No buildings on boundary.</p> <p>Side and rear setbacks generally 6 metres.</p> <p>7.5m setback proposed and is in keeping with adjoining properties.</p> <p>Currently very limited streetscape planting. The plantings have been designed to soften the streetscape and improve privacy and amenity of residents. Design has been modified to retain a significant tree. The site does not contain a riparian zone.</p> | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> |
| 34 | Visual and acoustic privacy           | <p>Consider the visual and acoustic privacy of neighbours in the vicinity and residents by:</p> <p>(a) appropriate site planning, 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>Screening devices are proposed for balconies and front doorway. Landscaping is proposed along boundaries to provide more privacy.</p> <p>Bedrooms have been located away from driveway, parking and other common areas.</p>   | <p>Yes</p> <p>Yes</p>   |
| 35 | Solar access and design for climate   | <p>(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation</p>   | <p>Adequate regard has been given to maintaining sunlight both within the development and to adjoining properties. See further discussion in body of report.</p> <p>The majority of the dwellings are orientated to the north and all dwellings have been designed to have cross</p>   | <p>Yes</p> <p>Yes</p>   |

|   |   | solar heating and lighting by locating the windows of living and dining areas in a northerly direction.  | ventilation and weather protection over windows, reducing the reliance on artificial heating and cooling.  |                           |
|---|---|--|--|---------------------------|
| 36  | Stormwater  | The proposed development should:<br>(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,<br>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.  | Stormwater Drainage Plans have been prepared incorporating onsite detention and rainwater tanks. It is proposed to retain the existing single width driveway to reduce the area of hardstand, although this is required to be upgraded to 5.5 m wide due to the number of carparking spaces provided   | Yes                       |
| 37  | Crime prevention  | The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:<br>(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and<br>(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and<br>(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door. | The buildings have been designed to provide surveillance of public areas from the dwellings. The communal open space is located within the centre of development and is overlooked from dwellings in both Buildings A and B. Pedestrian access through the site is clearly defined and will be appropriately lit. General observation of communal walkways is provided by the location of kitchen windows. | Yes                       |
| 38  | Accessibility   | (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and<br>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.  | New footpaths are proposed between the site and bus stops.<br><br>At grade carparking is provided, which is both safe and convenient for residents and visitors.   | Yes<br><br>Yes            |
| 39  | Waste management  | The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.  | Centrally located garbage facility contains provision for both recycling and general waste.  | Yes                       |
| Cl.   | Dev't Standard  | Requirement  | Proposal   | Yes /No                   |
| <b>Part 4 Development standards to be complied with</b> |   |  |  |                           |
| 40  | Development standards—minimum sizes and building height | <ul style="list-style-type: none"> <li>Site size -must be at least 1,000 m<sup>2</sup>.</li> <li>Site frontage must be at least 20 metres wide.</li> <li>Height in zones where residential flat buildings (RFBs) are not permitted.</li> </ul>   | N/A to Housing NSW<br><br>N/A to Housing NSW<br><br>N/A as RFBs are permissible.   | N/A<br><br>N/A<br><br>N/A |

|  |   |   |  |  |
|--|---|---|--|--|
| 41   | Standards for hostels and self-contained dwellings  | Must comply with the standards specified in Schedule 3.   | Refer to detail at end of table.   | Yes  |
| <b>Part 5 Development on land adjoining land zoned primarily for urban purposes</b>  |   |   |  |  |
|  | N/A   | N/A   | N/A  | N/A  |
| <b>Part 6 Development for vertical villages</b>                                      |   |   |  |  |
|  | N/A   | N/A   | N/A  | N/A  |
| <b>Part 7 Development standards that cannot be used as grounds to refuse consent</b> |   |   |  |  |
| 50   | Standards that cannot be used to refuse development consent for self-contained dwellings<br><br><b>Note.</b> The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent. | (a) building height: if buildings are 8 metres or less in height.<br>(b) density and scale: floor space ratio is 0.5:1 or less.<br>(c) landscaped area: min. 35 m <sup>2</sup> of landscaped area per dwelling.<br>(d) Deep soil zones: not less than 15% of the area of the site. Two-thirds of the deep soil zone should be located at the rear of the site and have a minimum dimension of 3m.<br>(e) solar access: living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.<br>(f) private open space:<br>(i) in the case of a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 m <sup>2</sup> of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and<br>(ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 m <sup>2</sup> (or 6 m <sup>2</sup> for a 1 bedroom dwelling), that is not less than 2 m in either length or depth and that is accessible from a living area.<br>(g) Repealed.<br>(h) parking: 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider. | (a) 11 metres. The site has a 12 m height limit in accordance with DCP Chapter 60. There is no LEP height limit in this 2(d) high density residential zone.<br>(b) The proposed FSR is 0.8:1. The permissible FSR under the DCP for this zone is 1.5:1.<br>(c) Only 34m <sup>2</sup> of landscaping is provided per dwelling.<br>(d) 599m <sup>2</sup> or 16% of site for deep soil zone with minimum dimension of 3 m.<br>(e) 81% representing 26 dwellings of the total 32 receive the minimum sunlight.<br>(f) ground floor units provided with >15 m <sup>2</sup> . Upper level 1 bedroom units have 7 m <sup>2</sup> balconies and 10 m <sup>2</sup> for 2 bedroom balconies. Minimum dimensions comply.<br>(h) 22 spaces are provided although only 7 spaces are required. | No<br><br>No<br><br>No<br>Yes<br>Yes<br>Yes<br><br>Yes |

| Development Standard (Sch 3)   | Required  | Proposed   | Complies |
|--|---|--|----------|
| Siting Standards:<br>(cl. 2) Wheelchair access<br>'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 dwellings are accessible from Kitchener Road.   | Yes      |
| Common areas   | All common areas and facilities to have wheelchair accessibility as per AS 1428.1.  | The common open space areas and specific carpark spaces are wheelchair accessible                            | Yes      |
| Security:<br>(cl. 3)<br>Pathway lighting   | Pathway lighting to be designed and located to avoid glare and to provide minimum 10 lux at ground level.   | To comply  | Yes      |
| Letterboxes:<br>(cl. 4)  | 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).  | Letterboxes are located at the front boundary accessible from the pedestrian walkway.<br>Lockable to comply. | Yes      |
| Private car accommodation: (cl. 5) Disabled car parking  | Car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890 and at least 5% of the total number of car parking spaces (or at least 1 space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8m. | Five (5) carparking spaces are 3.8 metres wide. This is more than 5% of the required carparking spaces.      | Yes      |
| 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.   | No garages in the proposal.  | NA       |
| Accessible entry (whether front entry or not): (cl. 6)   | Must comply with clauses 4.3.1 and 4.3.2 of AS 4299.  | Accessible entry to all ground floor dwellings.  | Yes      |
| Garbage:<br>(cl. 21)   | To be provided in accessible location.  | Garbage storage is located towards the front of the site and is accessible from the pedestrian walkway.      | Yes      |

| Development Standard         | Required  | Proposed  | Complies   |
|------------------------------|---|---|--|
| Interior: general<br>(cl. 7) | Widths of internal corridors and circulation at internal doorways must comply with AS 1428.1.   | The proposed development has been designed in accordance with AS1428  | Yes  |
| Bedroom:<br>(cl. 8)          | <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>(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) 1,200 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>   | <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>To comply</p> <p>To comply</p> <p>To comply</p> <p>To comply</p>   | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> |
| Bathroom:<br>(cl. 9)         | <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>(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> | <p>The proposed development has been designed in accordance with AS1428 (Design for Access and Mobility) for ground floor dwellings.</p> <p>To comply</p> <p>To comply</p> <p>To comply</p> <p>To comply</p> <p>To comply</p> | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>            |
| Toilet:<br>(cl. 10)          | 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.  | The proposed development has been designed in accordance with AS 4299 (Adaptable Housing).  | Yes  |

| Development Standard  | Required  | Proposed  | Complies   |
|---|---|---|--|
| Surface finishes:<br>(cl. 11)                                     | Balconies and external paved areas must have slip-resistant surfaces.   | Non-slip tiles and coloured concrete to external paved areas.   | Yes  |
| Door hardware:<br>(cl. 12)  | Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.   | To comply   | Yes  |
| Ancillary items:<br>(cl. 13)                                      | Switches and power points must be provided in accordance with AS 4299.  | To comply   | Yes  |
| Living room and dining room:<br>(cl. 15)                          | A living room in a self-contained dwelling must have:<br><br>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and<br><br>(b) a telephone adjacent to a general power outlet.<br><br>(c) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.  | Complies<br><br>To comply<br>To comply  | Yes<br><br>Yes<br>Yes  |
| Kitchen:<br>(cl. 16)  | A kitchen in a self-contained dwelling must have:<br><br>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and<br><br>(b) a width at door approaches complying with clause 7 of this Schedule, and<br><br>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:<br><br>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),<br><br>(ii) a tap set (see clause 4.5.6),<br><br>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,<br><br>(iv) an oven (see clause 4.5.8),<br>And<br><br>(d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and<br><br>(e) general power outlets:<br><br>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and<br><br>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. | Complies<br><br>No door access<br><br>To comply<br>To comply<br>To comply<br>To comply<br>To comply<br>To comply<br>To comply | Yes<br><br>Yes<br><br>Yes<br>Yes<br>Yes<br>Yes<br>Yes<br>Yes |
| Access to kitchen, main bedroom, bathroom and toilet:<br>(cl. 17) | In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.   | No multi-storey self contained dwellings. Proposal includes all single level dwellings.                                       | NA   |
| Laundry:<br>(cl. 19)  | A self-contained dwelling must have a laundry that has:<br><br>(a) a width at door approaches that complies with clause 7 of this Schedule, and<br><br>(b) provision for the installation of an automatic washing machine and a clothes dryer, and<br><br>(c) a clear space in front of appliances of at least 1,300 millimetres, and<br><br>(d) a slip-resistant floor surface, and<br><br>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.  | Generally no door to laundry recess as combined with the bathroom<br><br>Complies<br><br>Complies<br>To comply<br>To comply   | Yes<br><br>Yes<br><br>Yes<br>Yes<br>Yes                      |
| Storage for linen:<br>(cl. 20)                                    | A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.  | Complies  | Yes  |