

**COMPLIANCE TABLE: STATE ENVIRONMENTAL PLANNING POLICY COMPLIANCE TABLE: STATE ENVIRONMENTAL
PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004**

Assessment against the construction of a Seniors Housing Development involving bulk earthworks, 267 dwellings, a community building, road pattern variation, road access infrastructure and a property boundary adjustment

CLAUSE	REQUIREMENT	COMPLIES	COMMENT
Chapter 1 – Preliminary			
2 – Aims of Policy	<p>1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:</p> <ul style="list-style-type: none"> a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and b) make efficient use of existing infrastructure and services, and c) be of good design. <p>2) These aims will be achieved by:</p> <ul style="list-style-type: none"> a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes. 	Yes	The proposed development satisfies the aims of the SEPP.
4 – Land to which Policy applies	<p>This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:</p> <ul style="list-style-type: none"> a) development for the purpose of any of the following is permitted on the land: <ul style="list-style-type: none"> i) dwelling-houses, ii) residential flat buildings, iii) hospitals, iv) development of a kind identified in respect of land zoned as 	Yes	The subject site is zoned 2(a) Residential (Clause 48) pursuant to the <i>Blacktown Local Environmental Plan 1988</i> . The proposed development is permissible within the zone with consent.

	<p>special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or</p> <p>b) the land is being used for the purposes of an existing registered club.</p>		
5 – Relationship to other environmental planning instruments	<p>1) This Policy repeals State Environmental Planning Policy No 5—Housing for Older People or People with a Disability.</p> <p>2) Despite anything to the contrary in this Policy:</p> <p>a) a consent authority may not grant consent to a development application made pursuant to Chapter 3 in relation to the land referred to in clause 4 (9) if the proposed development does not comply with the requirements of clause 65 (5) of Sutherland Shire Local Environmental Plan 2000 relating to development for the purposes of seniors housing, and</p> <p>b) the provisions of clause 65 (5) of Sutherland Shire Local Environmental Plan 2000 relating to development for the purposes of seniors housing prevail over the provisions of this Policy to the extent of any inconsistency.</p> <p>3) If this Policy is inconsistent with any other environmental planning instrument, made before or after this Policy, this Policy prevails to the extent of the inconsistency.</p> <p>4) This Policy does not affect a provision in another environmental planning instrument that relates to the demolition of a heritage item.</p>		Noted.
Chapter 2 – Key Concepts			
8 – Seniors	<p>In this Policy, seniors are any of the following:</p> <p>a) people aged 55 or more years,</p> <p>b) people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided,</p> <p>c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.</p>		Noted.
9 – People with a disability	<p>In this Policy, people with a disability are people of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.</p>		Not Applicable. The development proposes housing for <i>seniors</i> only.
10 – Seniors Housing	<p>In this Policy, seniors housing is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:</p>		Noted.

	<ul style="list-style-type: none"> a) a residential care facility, or b) a hostel, or c) a group of self-contained dwellings, or d) a combination of these, <p>but does not include a hospital.</p>		
11 – Residential Care Facilities	<p>In this Policy, a residential care facility is residential accommodation for seniors or people with a disability that includes:</p> <ul style="list-style-type: none"> a) meals and cleaning services, and b) personal care or nursing care, or both, and c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, <p>not being a dwelling, hostel, hospital or psychiatric facility.</p>		Not Applicable. The DA does not propose the development of a <i>residential care facility</i> . A <i>residential care facility</i> is proposed on an adjacent site and is subject to a future separate Development Application.
12 – Hotels	<p>In this Policy, a hostel is residential accommodation for seniors or people with a disability where:</p> <ul style="list-style-type: none"> a) meals, laundering, cleaning and other facilities are provided on a shared basis, and b) at least one staff member is available on site 24 hours a day to provide management services. 		Not Applicable. The DA does not propose the development of a <i>hostel</i> .
13 – Self-contained dwellings	<p>1) General term: “self-contained dwelling” In this Policy, a self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.</p> <p>2) Example: “in-fill self-care housing” In this Policy, in-fill self-care housing is seniors housing on land zoned primarily for urban purposes that consists of 2 or more self-contained dwellings where none of the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care.</p> <p>3) Example: “serviced self-care housing” In this Policy, serviced self-care housing is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.</p>	Yes	The application seeks approval for the development of 267 self-contained dwellings.

Chapter 3 – Development for seniors housing			
Part 1 - General			
14 – Objective of Chapter	The objective of this Chapter is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frail, and other people with a disability regardless of their age.	Yes	The proposed development is suitably located and designed in accordance with the development controls of this Chapter.
15 – What Chapter does	<p>This Chapter allows the following development despite the provisions of any other environmental planning instrument if the development is carried out in accordance with this Policy:</p> <ul style="list-style-type: none"> a) development on land zoned primarily for urban purposes for the purpose of any form of seniors housing, and b) development on land that adjoins land zoned primarily for urban purposes for the purpose of any form of seniors housing consisting of a hostel, a residential care facility or serviced self-care housing. 		Noted
16 – Development consent required	Development allowed by this Chapter may be carried out only with the consent of the relevant consent authority unless another environmental planning instrument allows that development without consent.	Yes	This Development Application seeks approval from the Joint Regional Planning Panel for the purpose of the development of housing for seniors.
18 – Restriction on occupations of seniors housing allowed under this Chapter	<ul style="list-style-type: none"> 1) Development allowed by this Chapter may be carried out for the accommodation of the following only: <ul style="list-style-type: none"> a) seniors or people who have a disability, b) people who live within the same household with seniors or people who have a disability, c) staff employed to assist in the administration of and provision of services to housing provided under this Policy. 2) A consent authority must not consent to a development application made pursuant to this Chapter unless: <ul style="list-style-type: none"> a) a condition is imposed by the consent authority to the effect that only the kinds of people referred to in subclause (1) may occupy any accommodation to which the application relates, and b) the consent authority is satisfied that a restriction as to user will be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, limiting the use of any accommodation to which the application relates to the kinds of people referred to in subclause (1). 3) Subclause (2) does not limit the kinds of conditions that may be imposed on a development consent, or allow conditions to be imposed 	Yes	<p>Suitable conditions of development consent will be imposed requiring a restriction as to user to be registered on the titled requiring the accommodation to be utilised for only:-</p> <ul style="list-style-type: none"> a) seniors or people who have a disability, b) people who live within the same household with seniors or people who have a disability, c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.

	on a development consent otherwise than in accordance with the Act.		
21 - Subdivision	Land on which development has been carried out under this Chapter may be subdivided with the consent of the consent authority.	Yes	The Development Application proposes a property boundary adjustment between Lots 8891 & 8892 DP 1128072, however, subdivision of individual units is not proposed.
Part 2 – Site-related requirements			
26 – Location and access to facilities	<p>1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:</p> <ul style="list-style-type: none"> a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and b) community services and recreation facilities, and c) the practice of a general medical practitioner. <p>2) Access complies with this clause if:</p> <ul style="list-style-type: none"> a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable: <ul style="list-style-type: none"> i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development: <ul style="list-style-type: none"> i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and 	Yes	The Development Application has been accompanied by an Access Assessment Report. Based on an assessment of pathway gradients and a bus route and timetable analysis, access to shops, services and medical practitioners are readily available and accessible from the site at the Stanhope Village Local Shopping Centre as well as larger centres, including Rouse Hill and Blacktown.

	<p>services referred to in subclause (1), and</p> <p>iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or</p> <p>c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:</p> <p>i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p> <p>3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.</p>		
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	<p>4) For the purposes of subclause (2):</p> <p>a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and</p> <p>b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.</p> <p>5) In this clause:</p> <p>bank service provider means any bank, credit union or building society or any post office that provides banking services.</p>		
27 – Bush fire prone land	<p>1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land identified on a bush fire prone land map certified under section 146 of the Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2” or “Bush fire prone land—vegetation buffer” unless the consent authority is satisfied that the development complies with the requirements of the document titled Planning for Bush Fire Protection, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006.</p>	N/A	The subject site has not been identified as bush fire prone land.
28 – Water and sewer	<p>1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that the housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.</p> <p>2) If the water and sewerage services referred to in subclause (1) will be provided by a person other than the consent authority, the consent authority must consider the suitability of the site with regard to the availability of reticulated water and sewerage infrastructure. In locations where reticulated services cannot be made available, the consent authority must satisfy all relevant regulators that the provision of water and sewerage infrastructure, including environmental and operational considerations, are satisfactory for the proposed development.</p>	Yes	<p>The subject site is services by reticulated water and sewage system. Concurrence of Sydney Water has been received subject to further works at Section 73 Certificate stage.</p> <p>This matter will be reinforced through a condition of consent requiring a Section 73 Certificate from Sydney Water to be obtained.</p>
29 – Consent authority to consider certain site	<p>1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) to which clause 24 does not apply.</p>	Yes	<p>– The proposed development will not impact upon the natural environment, the existing uses or approved uses of land in the vicinity of the proposed development.</p>

compatibility criteria for development applications to which clause 24 does not apply	<p>2) A consent authority, in determining a development application to which this clause applies, must take into consideration the criteria referred to in clause 25 (5) (b) (i), (iii) and (v).</p> <p>3) Nothing in this clause limits the matters to which a consent authority may or must have regard (or of which a consent authority must be satisfied under another provision of this Policy) in determining a development application to which this clause applies.</p>		<ul style="list-style-type: none"> – Services and infrastructure are available to meet the demands arising from the proposed development. – The proposed seniors living development is consistent with the bulk, scale, built form and characteristics of existing development in the locality of the site.
Part 3 – Design requirements			
Division 1 - General			
30 – Site Analysis	1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the applicant has taken into account a site analysis prepared by the applicant in accordance with this clause.	Yes	The DA has been accompanied with information to provide a satisfactory site analysis of the property. The site is considered to be suitable for the proposed development.
31 – Design of in-fill self-care housing	In determining a development application made pursuant to this Chapter to carry out development for the purpose of in-fill self-care housing, a consent authority must take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration) the provisions of the <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> published by the Department of Infrastructure, Planning and Natural Resources in March 2004.	Yes	The proposed development is consistent with the provisions of <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> .
32 – Design of residential development	A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the proposed development demonstrates that adequate regard has been given to the principles set out in Division 2.	Yes	An assessment of the principles set out in Division 2 is outlined below.
Division 2 – Design principles			
33 – Neighbourhood amenity and streetscape	<p>The proposed development should:</p> <ul style="list-style-type: none"> a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and c) maintain reasonable neighbourhood amenity and appropriate residential character by: 	Yes	<ul style="list-style-type: none"> – The proposed development is consistent with the existing built form and streetscape. The proposal has been designed to satisfy the desired future character of The Ponds. – No heritage items are located in the vicinity of the subject site. – All buildings of the development are single storey and provide suitable setbacks to maintain the amenity of the neighbourhood. – The proposal maintains consistent setbacks to all street frontages to complement the existing development in

	<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 development, and iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and 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, and e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and f) retain, wherever reasonable, major existing trees, and g) be designed so that no building is constructed in a riparian zone. 		<p>development in the area.</p> <ul style="list-style-type: none"> – The submitted landscape plans will satisfactorily provide for the embellishment of the site by providing suitable ground covers, shrubs and trees to complement the development. A condition will be imposed requiring full compliance with these plans in any consent approval. – The site is currently clear of any trees and is not within a riparian zone.
34 – Visual and acoustic privacy	<p>The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:</p> <ul style="list-style-type: none"> a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths. 	Yes	<ul style="list-style-type: none"> – The use of landscaping and appropriate building setbacks will allow for adequate separation from future adjoining properties so as to afford sufficient to the development and neighbouring properties in the vicinity. – Bedrooms of the proposed dwellings are suitably setback and screened by landscaping. – Proposed community facilities are suitably located from surrounding residential properties.
35 – Solar access and design for climate	<p>The proposed development should:</p> <ul style="list-style-type: none"> 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 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. 	Yes	<p>Where possible the living/meals area and private open space of the proposed dwellings are located with a northern aspect to maximise solar access. All proposed dwellings are single storey.</p>
36 – Stormwater	<p>The proposed development should:</p> <ul style="list-style-type: none"> 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 b) include, where practical, on-site stormwater detention or re-use 	Yes	<p>Council's engineers have assessed the proposed development in relation to stormwater management and have no objection to the development in this regard.</p>

	for second quality water uses.		
37 – Crime Prevention	<p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:</p> <ul style="list-style-type: none"> 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 b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door. 	Yes	<ul style="list-style-type: none"> – The development, when completed, will be secure for the residents. The village will have support staff to monitor the area and the layout of the developments results in most dwellings fronting an internal road to provide casual surveillance. – The orientation and layout of the dwellings will enable good surveillance of the public domain. – The application has been referred to NSW Police which have raised no objections to the proposed with regards to Crime Prevention Through Environmental Design (CPTED) controls subject to conditions of consent.
38 – Accessibility	<p>The proposed development should:</p> <ul style="list-style-type: none"> a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors. 	Yes	The proposed development has clear pedestrian linkages within the site and to local facilities.
39 – Waste Management	The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	Yes	<ul style="list-style-type: none"> – The site will be serviced by a private waste contractor. – Appropriate waste and recycling collection facilities will be provided throughout the development site.
Part 4 – Development standards to be complies with			
Division 1 - General			
40 – development standards – minimum sizes and building height	<ul style="list-style-type: none"> 1) General A consent authority must not consent to a development application made pursuant to this Chapter unless the proposed development complies with the standards specified in this clause. 2) Site size The size of the site must be at least 1,000 square metres. 3) Site frontage The site frontage must be at least 20 metres wide measured at the building line. 	Yes	<ul style="list-style-type: none"> – Site area – 12.705 hectares – All frontages of the subject site are greater than 20 metres – All proposed buildings of the development are single storey. The maximum dwelling height is 5.55m².

	<p>4) Height in zones where residential flat buildings are not permitted If the development is proposed in a residential zone where residential flat buildings are not permitted:</p> <ul style="list-style-type: none"> a) the height of all buildings in the proposed development must be 8 metres or less, and b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and c) a building located in the rear 25% area of the site must not exceed 1 storey in height. <p>5) Development applications to which clause does not apply Subclauses (2), (3) and (4) (c) do not apply to a development application made by any of the following:</p> <ul style="list-style-type: none"> a) the Department of Housing, b) any other social housing provider. 		
Division 3 – Hostels and self-contained dwellings – standards concerning accessibility and useability			
41 – Standards for hostels and self-contained dwellings	<p>1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.</p> <p>2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.</p>	Yes	An assessment of the standards set out in Schedule 3 is outlined below.
Part 7 – Development standards that cannot be used as grounds to refuse consent			
Division 1 - General			
46 – Inter-relationship of Part with design principles in Part 3	<p>1) Nothing in this Part permits the granting of consent to a development application made pursuant to this Chapter if the consent authority is satisfied that the proposed development does not demonstrate that adequate regard has been given to the principles set out in Division 2 of Part 3.</p>		Noted.

	2) For the avoidance of doubt, nothing in this Part limits the matters to which the Director-General may have regard in refusing to issue a site compatibility certificate.		
47 – Part does not apply to certain development applications relating to heritage affected land	Nothing in this Part applies in relation to the granting of consent to a development application made pursuant to this Chapter for the carrying out of development on land to which an interim heritage order or listing on the State Heritage Register under the Heritage Act 1977 applies.	N/A	Not applicable – the subject site is not a listed heritage item.
Division 4 – Self-contained dwellings			
50 – Standards that cannot be used to refuse development consent for self-contained dwellings	A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a self-contained dwelling (including in-fill self-care housing and serviced self-care housing) on any of the following grounds:		
	a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys),	Yes	All proposed buildings of the development are single storey. The maximum dwelling height is 5.55m ² .
	b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Yes	The floor space ratio of the development is 0.21:1
	c) landscaped area: if: i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,	Yes	43.5% (55,204m ²) of the subject site is proposed to be landscaped.
	d) Deep soil zones: if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should	Yes	27.75% (35,260m ²) of the subject site is proposed to be deep soil zones. The deep soil zones are considered to be suitably located.

	preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres,		
	e) solar access: if 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,	Yes	In excess of 70% of the proposed dwellings of the seniors living development receive 3 hours or greater of direct solar access between 9am and 3pm in midwinter to living rooms and the private open space.
	f) private open space for in-fill self-care housing: if: <ul style="list-style-type: none"> i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres 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 ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area, 	Yes	Each dwelling is provided with a minimum of 15m ² of private open space, consisting of courtyards and alfresco areas.
	h) parking: if at least the following is provided: <ul style="list-style-type: none"> i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or ii) (ii) 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. iii) 	Yes	<ul style="list-style-type: none"> – No. of proposed bedrooms: 563 – No. of required car parking spaces: 282 – No. of car parking spaces provided: 484 (318 car spaces in garages and driveways, 112 on-street spaces and 54 spaces for the community facilities).
Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings			
Part 1 – Standards applying to hostels and self-contained dwellings			
1 – Application of standards in the Part	The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.		Noted.

2 – Siting standards	<p>1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.</p> <p>2) If the whole of the site does not have a gradient of less than 1:10:</p> <ul style="list-style-type: none"> a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. <p>3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	Yes	The Access Assessment Report submitted with the DA states that the development provides continuous accessible paths linking the independent living units and community facilities across the site.
3 – Security	<p>Pathway lighting:</p> <ul style="list-style-type: none"> a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and b) must provide at least 20 lux at ground level. 	Yes	Appropriate condition of consent will be imposed for these details to be provided prior to the issue of a Construction Certificate.
4- Letterboxes	<p>Letterboxes:</p> <ul style="list-style-type: none"> a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and b) must be lockable, and c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry. 	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to reinforce these requirements.
5 – Private car accommodation	<p>If car parking (not being car parking for employees) is provided:</p> <ul style="list-style-type: none"> a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and 	Yes	<ul style="list-style-type: none"> – All parking areas comply with the accessibility requirements outlined in AS 2890. – 5% provide a garage width greater than 3.8m for parking.

	<ul style="list-style-type: none"> b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and c) any garage must have a 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. 		<ul style="list-style-type: none"> – An appropriate condition of consent will be imposed to require a power operated garage door.
6 – Accessible entry	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to reinforce these requirements.
7 – Interior: general	<ul style="list-style-type: none"> 1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. 2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. 3) Circulation space at approaches to internal doorways must comply with AS 1428.1. 	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to reinforce these requirements.
8 – Bedroom	<p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> a) an area sufficient to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> i) in the case of a dwelling in a hostel—a single-size bed, ii) in the case of a self-contained dwelling—a queen-size bed, and b) a clear area for the bed of at least: <ul style="list-style-type: none"> i) 1,200 millimetres wide at the foot of the bed, and ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and c) 2 double general power outlets on the wall where the head of the bed is likely to be, and d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and 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 f) wiring to allow a potential illumination level of at least 300 lux. 	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to reinforce these requirements.
9 – Bathroom	1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to

	<p>that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <ul style="list-style-type: none"> a) a slip-resistant floor surface, b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> (i) a grab rail, (ii) portable shower head, (iii) folding seat, a) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, b) a double general power outlet beside the mirror. <p>2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>		reinforce these requirements.
10 – 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.	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to reinforce these requirements.
11 – Surface finishes	Balconies and external paved areas must have slip-resistant surfaces.	Yes	Appropriate condition of consent will be imposed for these details to be provided prior to the issue of a Construction Certificate.
12 – Door hardware	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Yes	Appropriate condition of consent will be imposed for these details to be provided prior to the issue of a Construction Certificate.
13 – Ancillary items	Switches and power points must be provided in accordance with AS 4299.	Yes	Appropriate condition of consent will be imposed for these details to be provided prior to the issue of a Construction Certificate.
Part 2 – Additional standards for self-contained dwellings			
14 – Application of standards in the Part	The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.		Noted.
15 – Living room and dining room	<p>1) A living room in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> a) a circulation space in accordance with clause 4.7.1 of AS 	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to

	<p>4299, and</p> <p>b) a telephone adjacent to a general power outlet.</p> <p>2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>		<p>reinforce these requirements.</p> <p>Appropriate condition of consent will be imposed for these details to be provided prior to the issue of a Construction Certificate.</p>
16 – Kitchen	<p>A kitchen in a self-contained dwelling must have:</p> <p>a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>b) a circulation space at door approaches that complies with AS 1428.1, 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>	Yes	<p>The Access Report outlines that the kitchen layout will comply with the circulation requirements of AS 4299 and AS 1428.1.</p> <p>Details of the fit out of the kitchen will be conditioned to be provided prior to the issue of a Construction Certificate.</p>
17 – Access to kitchen, main bedroom, bathroom and toilet	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	Yes	All dwellings are single storey and provide all facilities at entry level.
18 – Lifts in multi-storey buildings	In a multi-storey building containing separate self-contained dwellings 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 <i>Building Code of Australia</i> .	N/A	Not Applicable.
19 – Laundry	A self-contained dwelling must have a laundry that has:	No	The Access Assessment Report outlines that the laundry layout will

	<ul style="list-style-type: none"> a) a circulation space at door approaches that complies with AS 1428.1, 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 1,300 millimetres, and d) a slip-resistant floor surface, and e) an accessible path of travel to any clothes line provided in relation to the dwelling. 		<p>comply with the circulation requirements of AS 4299 and AS 1428.1, except Type H,L & P Independent Living Units. The consent has been conditioned that all dwellings are to comply with the accessibility and useability standards within SEPP. In this regard, the above non-compliance is to be addressed at the Construction Certificate stage.</p> <p>Details of the fit out of the laundry will be conditioned to be provided prior to the issue of a Construction Certificate.</p>
20 – Storage for linen	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to reinforce these requirements.
21 – Garbage	A garbage storage area must be provided in an accessible location.	Yes	The Access Assessment Report submitted with the DA advises compliance. An appropriate condition of consent will be imposed to reinforce these requirements.